



**GRASSROOTS**  
REALTY GROUP

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5124 47 Avenue  
Spirit River, Alberta

MLS # A2278620



**\$250,000**

**Division:** NONE  
**Type:** Mixed Use  
**Bus. Type:** -  
**Sale/Lease:** For Sale  
**Bldg. Name:** -  
**Bus. Name:** -  
**Size:** 3,650 sq.ft.  
**Zoning:** com

**Heating:** Overhead Heater(s), Forced Air, Natural Gas  
**Floors:** -  
**Roof:** Metal  
**Exterior:** Metal Frame, Metal Siding  
**Water:** -  
**Sewer:** -  
**Inclusions:** hotsy, air compressor & air lines, work bench,

**Addl. Cost:** -  
**Based on Year:** -  
**Utilities:** -  
**Parking:** -  
**Lot Size:** -  
**Lot Feat:** -

Commercial property for sale in the town of Spirit River. Consists of 2 lots; 100' x 140' and 85' x 140'. The property has a 3650 sq foot steel frame building with shop & offices. The building currently has 3 offices, open bull pen area, 2 washrooms, shop space with 14 foot door, air compressor & air lines, hotsy, 2 overhead furnaces in shop, 200 amp panel, and forced air furnace with AC in the office portion of the building. This building would be suitable for many different types of businesses. 40 foot sea can is also included. Owners would also entertain a lease.