



**4905 57 Ave
Two Hills, Alberta**

MLS # A2278966



\$495,000

Division: NONE

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 8,260 sq.ft.

Zoning: Industrial Heavy (IH)

Heating: Boiler, Ceiling, Combination, Natural Gas

Addl. Cost: -

Floors: -

Based on Year: -

Roof: Metal

Utilities: Electricity Connected, Natural Gas Connected, Sewer Co

Exterior: Concrete, Metal Frame, Metal Siding , Mixed

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

Multiple use fully fenced 3.16 acre Commercial Property with combined 8,260 sq ft of interior heated space. Three key buildings include main 4 Bay Shop with 4,100 sq ft of workspace, including 1 drive thru bay in east end addition and a Parts/Tool area at west end with coffee room space on partial 2nd floor that also houses 2 new boilers. 2nd Shop has a bright & heated work space in a 40' x 80' metal quonset with overhead doors at both ends, and has 3 Phase power for welding, etc. Unique door openers on cylinders allow for maximum clearance. 3rd building is a comfortable 24' x 40' Office Building that has a large open reception/retail area, plus 2 offices, kitchen and 4pc bathroom. Overall property can serve numerous purposes from retail to equipment repairs, autobody, manufacturing, construction, trucking, storage, etc. Large multi faceted parcel is ready to help start a new business or meet your existing expansion needs. Have a good look, it has plenty to offer and is well located in an affordable growing community.