



**3208 52 Avenue
Innisfail, Alberta**

MLS # A2287062



\$875,000

Division: NONE
Type: Mixed Use
Bus. Type: -
Sale/Lease: For Sale
Bldg. Name: -
Bus. Name: -
Size: 3,200 sq.ft.
Zoning: HWY-C

Heating: Natural Gas, Radiant, See Remarks
Floors: -
Roof: Metal
Exterior: ICFs (Insulated Concrete Forms)
Water: -
Sewer: -
Inclusions: N/A

Addl. Cost: -
Based on Year: -
Utilities: -
Parking: -
Lot Size: 1.26 Acres
Lot Feat: -

Prime commercial opportunity in South Innisfail with excellent visibility from Highway 2 ! Situated on 1.26 securely fenced acres, this 40 x 80 custom-built facility offers both functionality and exposure. Features include a 14' x 38' office/reception area, a 38' x 63' heated shop with three 12' x 14' overhead doors, and 16' ceilings for easy access. Additional storage is available with a 14' x 38' mezzanine area.