



GRASSROOTS
REALTY GROUP

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11305 95 Street
High Level, Alberta

MLS # GP204424



\$599,900

Division:	NONE
Type:	Mixed Use
Bus. Type:	Arts and Entertainment,Books/Cards/Stationary,Drugstore,Hardware,Hobby,Ir
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	10,710 sq.ft.
Zoning:	Industrial

Heating:	Forced Air, Natural Gas	Addl. Cost:	-
Floors:	Concrete	Based on Year:	-
Roof:	-	Utilities:	Electricity, Natural Gas, Phone
Exterior:	Metal Frame	Parking:	Gravel Driveway
Water:	Public	Lot Size:	1.95 Acres
Sewer:	Sewer	Lot Feat:	Cleared, Corner Lot
Inclusions:	-		

PROPERTY IS LISTED AT ASSESSED VALUE & VENDOR MOTIVATED!!! A more economical opportunity for commercial ventures seldom becomes available, but one did. Over 10,000 sq. ft. of commercial / retail space under one roof. Exposure? This property is situated just off Hwy 35, serving well over 20,000 people from town & surrounding communities, with access highway into the Northwest Territories. The mezzanine is home to 2 offices & storage space. In addition, there is a public washroom & customer services workspaces. The lot has chain link fencing and a sliding gate for security. Perhaps you have been searching for the ideal property to start your business venture, maybe a store for the farmer's needs, a home Improvement or an inside children's play park with party rooms. Whatever business venture you have been dreaming of? This property offers you not only the perfect location but also the space. The potential is endless...