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## 5705 49 Street Grimshaw, Alberta

MLS # A1127792



\$385,000

NONE Division: Industrial Type: **Bus. Type:** Sale/Lease: For Sale Bldg. Name: -Bus. Name: Size: 2,300 sq.ft. Zoning: M1 - Industrial Addl. Cost: **Based on Year: Utilities:** Electricity Connected, Natural Gas Connected

Floors: - Based on Year: 
Roof: - Utilities: Electricity Connected, Natural Gas Connected

Exterior: - Parking: 
Water: Public

Sewer: Public Sewer

Lot Feat: -

Inclusions: -

If you have been looking for a shop in Grimshaw this is a must see! This newer shop is in very good condition and measures ~2,300 square feet and features a drive through set up with 14 foot overhead doors on each side, in floor heat and a large floor drain. There is also a completed mezzanine perfect for use as an office, parts storage or a coffee room. The main level has an open shop area and also houses a 2 piece washroom with laundry hook ups. The mechanical room has been set up with future expansion in mind, featuring 2 boilers so you will never be without heat. This well graveled lot has room for additional parking and storage. Book an appointment to take a closer look or check out the 360 virtual tour now available in the media section.