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## 4904 51 Street Innisfree, Alberta

MLS # A2070394



\$74,900

Division: Innisfree Warehouse Type: **Bus. Type:** Sale/Lease: For Sale Bldg. Name: -Bus. Name: Size: 2,400 sq.ft. Zoning: C2

**Heating:** Addl. Cost: None Floors: **Based on Year:** Roof: **Utilities:** Metal **Exterior:** Parking: Metal Siding, Post & Beam Water: Lot Size: 0.10 Acre Sewer: Lot Feat: Corner Lot

**Inclusions:** 

n/a

Affordable Commercial Storage Shop in Innisfree, AB – Ideal for Trucking, Trades, or Storage Use. Tired of paying big city rates for shop or storage space? Discover unbeatable value in Innisfree, Alberta— just 110 km from Edmonton— with this 40' x 60' commercial storage building, offering small-town pricing and convenient access to major highway routes. Perfect for trucking companies, trades businesses, or those needing secure storage, this versatile 2-bay shop includes: East Bay: Accommodates units up to 13'6" high, with a 14' wide overhead door West Bay: Features a 9' x 12' overhead door Power and natural gas to the property line Village water and sewer services already brought into the building (utilities require final development) This is a cost-effective alternative to building new— ideal for expanding your business or securing additional storage in a central Alberta location. Location Highlights: Minutes from Highway access Centrally located between Edmonton and Lloydminster Quiet, low-traffic community setting Don't miss this affordable opportunity to own commercial space with room to grow.