



GRASSROOTS
REALTY GROUP

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**4404 50 Street
Mayerthorpe, Alberta**

MLS # A2146114



\$695,000

Division:	NONE	Addl. Cost:	-
Type:	Warehouse	Based on Year:	-
Bus. Type:	-	Utilities:	Electricity Connected, Natural Gas Connected, Sewer Co
Sale/Lease:	For Sale	Parking:	-
Bldg. Name:	BARSI Enterprises Ltd	Lot Size:	4.04 Acres
Bus. Name:	-	Lot Feat:	Back Lane, Irregular Lot, Level, Open Lot
Size:	8,112 sq.ft.		
Zoning:	C2		

Heating:	Forced Air, Natural Gas
Floors:	-
Roof:	Metal
Exterior:	Concrete, Metal Siding
Water:	Public
Sewer:	Public Sewer
Inclusions:	Negotiable

Presenting a versatile commercial opportunity with a 4.04-acre fenced gravel lot, featuring an 8,112 sq. ft. warehouse which includes a 48x79 shop. The front section boasts 3 office spaces, two washrooms, Staff Lunch room and storage areas, while the rear offers a spacious, heated shop ideal for various operations. Additionally, the property includes a 2,400 sq. ft. warehouse, providing ample space for storage or expansion. Zoned C2, this district accommodates a range of permitted uses including automobile sales, service centers, auction sales, gas bars, hotels, restaurants, and retail services. Discretionary uses cover entertainment establishments, parks and playgrounds, veterinary clinics, and professional services. Ideal for enterprises seeking a strategic location with excellent visibility and accessibility. Property is visible from highway 43 and Highway 22 located between Edmonton and Whitecourt.