



**GRASSROOTS**  
REALTY GROUP

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**4911 50 Avenue  
Eckville, Alberta**

**MLS # A2213077**



**\$449,000**

**Division:** NONE

**Type:** Mixed Use

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 2,799 sq.ft.

**Zoning:** Central Commercial

**Heating:** Natural Gas, Radiant

**Floors:** -

**Roof:** Metal

**Exterior:** Metal Siding , Wood Frame

**Water:** -

**Sewer:** -

**Inclusions:** Hoist, Hotsie Pressure Washer, Air Compressor in Shop, Office Furniture is Negotiable

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** 0.21 Acre

**Lot Feat:** -

Calling all small business owners! Here's a great opportunity in Eckville for a commercial shop and office space with a fenced yard and parking area. The 2009 building features a 32 x 40' shop, with a 16' overhead door and radiant heat, front reception area and one office on the main floor plus two additional offices on the second level, accessible from both the front area and the shop side. The overhead hoist, pressure washer and air compressor are included and office furniture is negotiable. The almost mirror image of this property is also available, mls A2211262 on a separate title. If you need a little more space consider buying both! Owner will also consider leasing.