

4211 53 StreetClose
Innisfail, Alberta

MLS # A2263063



\$10 per sq.ft.

Division:	NONE
Type:	Industrial
Bus. Type:	-
Sale/Lease:	For Lease
Bldg. Name:	-
Bus. Name:	-
Size:	7,560 sq.ft.
Zoning:	I1

Heating:	Central, Natural Gas	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	Membrane	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	2.39 Acres
Sewer:	-	Lot Feat:	-
Inclusions:	N/A		

Located in Innisfail, AB this 3.39 Acre INDUSTRIAL ZONED Shop, located on Highway 2A frontage Shop (7,560 SQ FT) & Quonset (3,200 SQ FT) , with hard-packed gravelled yard space features, flat floors great for fabrication/ manufacturing., 600 AMP-3 phase Power service. Two offices, 2 Bathrooms inside the shop space. Grade loading, w/ 12'H loading doors, 16'H Ceiling. Great yard access through the 30' gates, to the Fully fenced/ secured yard. Just over 10,700 sq ft of cold storage & Shop Space combined, ready for your business' next move.! Lease now for a starting ask price of \$7,560.00/month total rent + GST/ Utilities.