

780-832-5880

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## 4211 53 StreetClose Innisfail, Alberta

MLS # A2263063



Central, Natural Gas

Membrane

## \$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 Addl. Cost: - Based on Year: - Utilities: - Parking: -		
Bus. Type:  Sale/Lease: For Lease  Bldg. Name: -  Bus. Name: -  Size: 7,560 sq.ft.  Zoning: I1  Addl. Cost: -  Based on Year: -  Utilities: -	Division:	NONE
Sale/Lease:       For Lease         Bldg. Name:       -         Bus. Name:       -         Size:       7,560 sq.ft.         Zoning:       11         Addl. Cost:       -         Based on Year:       -         Utilities:       -	Type:	Industrial
Bldg. Name: -  Bus. Name: -  Size: 7,560 sq.ft.  Zoning: I1  Addl. Cost: -  Based on Year: -  Utilities: -	Bus. Type:	-
Bus. Name: -  Size: 7,560 sq.ft.  Zoning: I1  Addl. Cost: -  Based on Year: -  Utilities: -	Sale/Lease:	For Lease
Size:       7,560 sq.ft.         Zoning:       I1         Addl. Cost:       -         Based on Year:       -         Utilities:       -	Bldg. Name:	-
Zoning: 11  Addl. Cost: -  Based on Year: -  Utilities: -	Bus. Name:	-
Addl. Cost: -  Based on Year: -  Utilities: -	Size:	7,560 sq.ft.
Based on Year: - Utilities: -	Zoning:	l1
Utilities: -		Addl. Cost:
		Based on Year: -
Parking: -		Utilities: -
		Parking: -

2.39 Acres

Inclusions: N/A

Floors: Roof:

**Exterior:** Water:

Sewer:

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

Lot Size:

Lot Feat:

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.