

## 5101 INDUSTRIAL Crescent Coronation, Alberta

MLS # A2286929



# \$105,000

<b>Division:</b>	NONE
<b>Type:</b>	Mixed Use
<b>Bus. Type:</b>	-
<b>Sale/Lease:</b>	For Sale
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	2,800 sq.ft.
<b>Zoning:</b>	c1

<b>Heating:</b>	In Floor, Natural Gas	<b>Addl. Cost:</b>	-
<b>Floors:</b>	-	<b>Based on Year:</b>	-
<b>Roof:</b>	Metal	<b>Utilities:</b>	Electricity, Natural Gas
<b>Exterior:</b>	Metal Frame, Metal Siding	<b>Parking:</b>	-
<b>Water:</b>	-	<b>Lot Size:</b>	0.42 Acre
<b>Sewer:</b>	-	<b>Lot Feat:</b>	-
<b>Inclusions:</b>	AIR COMPRESSOR, BOILER AND WELDER- THREE PHASE POWER AVAILABLE		

Located in the NE corner of Coronation, this 40x70 shop built in 1994 has in floor heat on a cement pad, with slant metal wall frame and metal siding and roof. The door is 18x14, and is on the west side of the building. There is three phase power available , natural gas available, but no other services.