

**2 Banff Avenue
Rainbow Lake, Alberta**

MLS # A1048164



\$149,999

Division:	NONE
Type:	Industrial
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	3,500 sq.ft.
Zoning:	Industrial

Heating:	Overhead Heater(s), Forced Air, Natural Gas	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	Metal	Utilities:	Electricity Connected, Natural Gas Connected
Exterior:	Aluminum Siding , Brick, Metal Frame	Parking:	-
Water:	-	Lot Size:	2.59 Acres
Sewer:	-	Lot Feat:	Cleared, Level
Inclusions:	-		

A great investment opportunity in Rainbow Lake, Alberta. 3500+ sq.ft. shop, on 2.5 acres, great office building and additional cold storage buildings. The office building features 3 offices, 1/2 bath and reception area. Upgraded flooring and some furniture is included. You are going to enjoy working in your office with the sun streaming in through the large windows. The shop features an office, a mezzanine, 1/2 bath and laundry hookups so you don't have to take those coveralls home to wash.