

**5705 49 Street
Grimshaw, Alberta**

MLS # A1127792



\$385,000

Division:	NONE
Type:	Industrial
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	2,300 sq.ft.
Zoning:	M1 - Industrial

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	Electricity Connected, Natural Gas Connected
Exterior:	-	Parking:	-
Water:	Public	Lot Size:	0.62 Acre
Sewer:	Public Sewer	Lot Feat:	-
Inclusions:	-		

If you have been looking for a shop in Grimshaw this is a must see! This newer shop is in very good condition and measures ~2,300 square feet and features a drive through set up with 14 foot overhead doors on each side, in floor heat and a large floor drain. There is also a completed mezzanine perfect for use as an office, parts storage or a coffee room. The main level has an open shop area and also houses a 2 piece washroom with laundry hook ups. The mechanical room has been set up with future expansion in mind, featuring 2 boilers so you will never be without heat. This well graveled lot has room for additional parking and storage. Book an appointment to take a closer look or check out the 360 virtual tour now available in the media section.