

4810 & 4812 37 Avenue  
Valleyview, Alberta

MLS # A1154618



## \$285,000

|                |  |
|----------------|--|
| Division:      | NONE   |
| Type:          | Industrial   |
| Bus. Type:     | -  |
| Sale/Lease:    | For Sale   |
| Bldg. Name:    | -  |
| Bus. Name:     | -  |
| Size:          | 1,840 sq.ft.   |
| Zoning:        | M1   |
| Addl. Cost:    | -  |
| Based on Year: | -  |
| Utilities:     | Electricity Connected, Natural Gas Connected, Other, Pro |
| Parking:       | -  |
| Lot Size:      | 4.14 Acres   |
| Lot Feat:      | -  |

|             |      |
|-------------|------|
| Heating:    | -    |
| Floors:     | -    |
| Roof:       | -    |
| Exterior:   | -    |
| Water:      | -    |
| Sewer:      | -    |
| Inclusions: | none |

Major Price Reduction! 4.14 acres in Anderson Industrial Park. 1 lot (#10, is 2.2 acres)) is developed with an Office Building (40 x 46), a heated shop (32 x 48) and a dock height shed (15 x 40) with 5' dock. Security fenced. Large gravelled area for parking/storage. The other lot (#11) is undeveloped and is 1.94 acres.