

**11916 95 Street
High Level, Alberta**

MLS # A2119721



\$399,000

Division:	NONE
Type:	Mixed Use
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	Pinned Mechanical
Bus. Name:	-
Size:	3,000 sq.ft.
Zoning:	Industrial

Heating:	Forced Air, Natural Gas, Radiant	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	Metal	Utilities:	-
Exterior:	Metal Siding	Parking:	-
Water:	-	Lot Size:	0.73 Acre
Sewer:	-	Lot Feat:	Street Lighting
Inclusions:	480 + 208 3 Phase power, 2 tonne overhead crane, office furniture, some shelving in the shop, 30' x 60' Coverall with underground power		

The perfect opportunity for your new business venture has just hit the market. 3000 sq.ft. metal clad shop on .73 acres, with 480 & 206 3 phase power, an overhead 2 ton crane and located close to Hwy 35 offering great exposure may be just what you are looking for. The shop offers a great reception/ office area, 1/2 bath & storage room. A mezzanine and some shelving in the shop offers ample room for storage. In addition to this, above the reception/office area is an amazing office area with large windows overlooking the shop area, a kitchenette, full bath & large closet. A 30' x 60' Coverall with 20 & 30 amp underground power, offers additional storage as well. For more information, call today.