

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.