

4907 50 Avenue  
Eckville, Alberta

MLS # A2211262

**\$399,000**



**Division:** NONE  
**Type:** Mixed Use  
**Bus. Type:** -  
**Sale/Lease:** For Sale  
**Bldg. Name:** -  
**Bus. Name:** -  
**Size:** 2,340 sq.ft.  
**Zoning:** Central Commercial

<b>Heating:</b>	Natural Gas, Radiant	<b>Addl. Cost:</b>	-
<b>Floors:</b>	-	<b>Based on Year:</b>	-
<b>Roof:</b>	Metal	<b>Utilities:</b>	-
<b>Exterior:</b>	Metal Siding , Wood Frame	<b>Parking:</b>	-
<b>Water:</b>	-	<b>Lot Size:</b>	0.19 Acre
<b>Sewer:</b>	-	<b>Lot Feat:</b>	-
<b>Inclusions:</b> All office furniture is negotiable.			

Do you own your own business and need a little more room? Here's a great opportunity in Eckville for a shop and office space with a fenced yard and parking area. The 2009 building features a 32 x 40' shop, with a 16' overhead door and radiant heat, mezzanine storage area and 2 piece bathroom. Through the shop door is a large, open board room space and a connected office. The mirror image (almost) of this property is also available with a separate title, mls A2213077, or if you need a little more space consider buying both! Owner will also consider leasing.