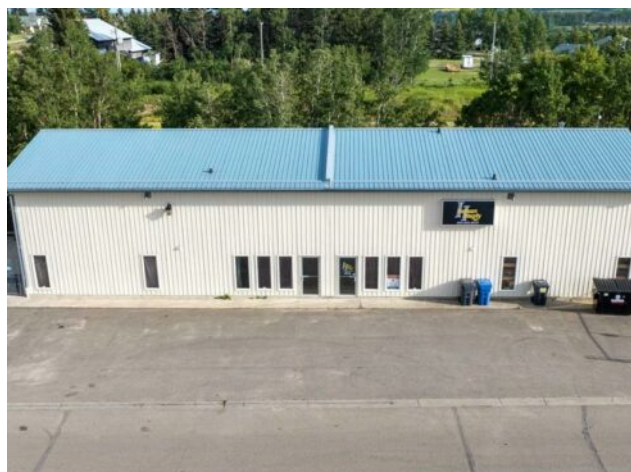


4907 and 4911 50 Avenue  
Eckville, Alberta

MLS # A2213081

**\$848,000**



<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>	0.40 Acre
<b>Sewer:</b>	-	<b>Lot Feat:</b>	-
<b>Inclusions:</b>	Hoist, Pressure Washer, Air Compressor in the West Shop, Office Furniture is Negotiable		

Do you own your own business and need a little more room? Here's a great opportunity in Eckville for shop and office space with a fenced yard and parking area. The 2009 building features two titles with an almost mirror image of buildings that join through a large set of double doors. The west side features a 32 x 40' shop, with a 16' overhead door and radiant heat and 2 piece bathroom. There's also a front reception area, one office on the main level and two more offices in the mezzanine above that's accessible from both the front area and the shop. Through the adjoining doors is an open board room space and a connected office and then the same size shop with a washroom and mezzanine storage space. The two sides can also be sold separately, mls A2213077 and A2211262. Owner will consider leasing.