# \$399,000 - 11916 95 Street, High Level

MLS® #A2119721

#### \$399,000

0 Bedroom, 0.00 Bathroom, Commercial on 0.73 Acres

NONE, High Level, Alberta

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.



Built in 2006

#### **Essential Information**

| MLS® #     | A2119721   |
|------------|------------|
| Price      | \$399,000  |
| Bathrooms  | 0.00       |
| Acres      | 0.73       |
| Year Built | 2006       |
| Туре       | Commercial |
| Sub-Type   | Mixed Use  |
| Status     | Active     |

#### **Community Information**

Address 11916 95 Street

| Subdivision | NONE             |
|-------------|------------------|
| City        | High Level       |
| County      | Mackenzie County |
| Province    | Alberta          |
| Postal Code | T0H 1Z0          |

## Amenities

**Parking Spaces** 

#### Interior

Heating

Forced Air, Natural Gas, Rad

## Exterior

| Lot Description | Street Lighting |
|-----------------|-----------------|
| Roof            | Metal           |
| Construction    | Metal Siding    |
| Foundation      | Poured Concrete |

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## **Additional Information**

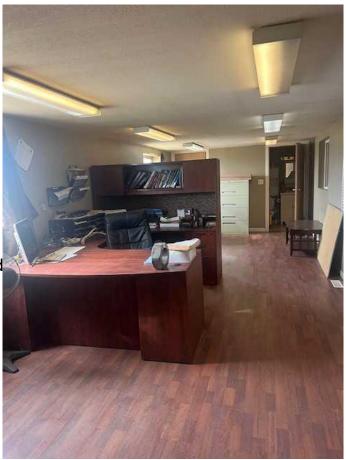
| Date Listed    | April 9th, 2024 |
|----------------|-----------------|
| Days on Market | 480             |
| Zoning         | Industrial      |

## **Listing Details**

Listing Office

Century 21 Prime Realty (2002)

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