# \$520,000 - 4905 57 Ave, Two Hills

MLS® #A2176338

## \$520,000

0 Bedroom, 0.00 Bathroom, Commercial on 0.00 Acres

NONE, Two Hills, Alberta

Multiple use fully fenced 3.16 acre Commercial Property with combined 8,260 sq ft of interior heated space. Three key buildings include main 4 Bay Shop with 4,100 sq ft of workspace, including 1 drive thru bay in east end addition and a Parts/Tool area at west end with coffee room space on partial 2nd floor that also houses 2 new boilers. 2nd Shop has a bright & heated work space in a 40' x 80' metal quonset with overhead doors at both ends, and has 600 volts of ample power for welding, etc. Unique door openers on cylinders allow for maximum clearance. 3rd building is a comfortable 24' x 40' Office Building that has a large open reception/retail area, plus 2 offices, kitchen and 4pc bathroom. Overall property can serve numerous purposes from retail to equipment repairs, autobody, manufacturing, construction, trucking, storage, etc. Large multi faceted parcel is ready to help start a new business or meet your existing expansion needs. Have a good look, it has plenty to offer and is well located in an affordable growing community.







Built in 1980

# **Essential Information**

MLS® # A2176338

Price \$520,000

Bathrooms 0.00

Acres 0.00

Year Built 1980

Type Commercial

Sub-Type Industrial

Status Active

## **Community Information**

Address 4905 57 Ave

Subdivision NONE

City Two Hills

County Two Hills No. 21, County of

Province Alberta
Postal Code T0B 4K0

### **Amenities**

Utilities Electricity Connected, Natural Gas Connected, Sewer Connected, Water

Connected

Parking Spaces 99

# of Garages 6

#### Interior

Heating Natural Gas, Boiler, Ceiling, Combination

## **Exterior**

Roof Metal

Construction Concrete, Mixed, Metal Frame, Metal Siding

Foundation Poured Concrete, Wood

#### **Additional Information**

Date Listed October 31st, 2024

Days on Market 364

Zoning Industrial Heavy (IH)

#### **Listing Details**

Listing Office Real Estate Centre - Vermilion

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