

# \$997,500 - Service Road \* Nw #508 & 608, Milk River

MLS® #A2218076

**\$997,500**

0 Bedroom, 0.00 Bathroom,  
Commercial on 7.20 Acres

NONE, Milk River, Alberta

This impressive 10,400 sq ft mixed-use commercial building is strategically located along Highway 4, just 30 minutes from the U.S. border, offering exceptional visibility and accessibility for a variety of business ventures. Whether you're in trucking, automotive, agriculture, welding, or sales and service, this property delivers the space and flexibility you need.

The heated shop spans over 5,600 sq ft and includes a large wash bay with floor drains, two oversized bay doors, and a convenient drive-through layout: ideal for semi-truck access. A mezzanine level offers extensive storage, loading access, additional rooms, and two private offices.

Inside the main building, you'll find a spacious showroom and a total of 10 offices, providing plenty of room for administration, customer service, or retail displays.

Set on a massive 7.2 acre lot, there's ample space for parking, outdoor storage, future expansion, or development. The potential here is as vast as the land itself.

Built in 1974

## Essential Information

MLS® #	A2218076
Price	\$997,500



Bathrooms	0.00
Acres	7.20
Year Built	1974
Type	Commercial
Sub-Type	Mixed Use
Status	Active

### Community Information

Address	Service Road * Nw #508 & 608
Subdivision	NONE
City	Milk River
County	Warner No. 5, County of
Province	Alberta
Postal Code	T0K 1M0

### Additional Information

Date Listed	May 5th, 2025
Days on Market	88
Zoning	Light Industrial

### Listing Details

Listing Office	Real Estate Centre
----------------	--------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.