# \$875,000 - 3208 52 Avenue, Innisfail

MLS® #A2249038

### \$875,000

0 Bedroom, 0.00 Bathroom, Commercial on 1.26 Acres

NONE, Innisfail, Alberta

Prime commercial opportunity in South Innisfail with excellent visibility from Highway 2 ! Situated on 1.26 securely fenced acres, this 40 x 80 custom-built facility offers both functionality and exposure. Features include a 14' x 38' office/reception area, a 38' x 63' heated shop with three 12' x 14' overhead doors, and 16' ceilings for easy access. Additional storage is available with a 14' x 38' mezzanine area.

Built in 1998

#### **Essential Information**

MLS® # A2249038 Price \$875,000

Bathrooms 0.00 Acres 1.26 Year Built 1998

Type Commercial Sub-Type Mixed Use

Status Active

## **Community Information**

Address 3208 52 Avenue

Subdivision NONE
City Innisfail

County Red Deer County

Province Alberta
Postal Code T4G1E2







#### Interior

Heating Natural Gas, Radiant, See Remarks

#### **Exterior**

Roof Metal

Construction ICFs (Insulated Concrete Forms)

Foundation Poured Concrete

#### **Additional Information**

Date Listed August 20th, 2025

Days on Market 56

Zoning HWY-C

# **Listing Details**

Listing Office REMAX ACA Realty

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