\$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 367

Zoning Industrial Heavy (IH)

Listing Details

Listing Office Real Estate Centre - Vermilion

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