

\$12 - 4212 40 Avenue, Valleyview

MLS® #A2235820

\$12

0 Bedroom, 0.00 Bathroom,
Commercial on 1.63 Acres

NONE, Valleyview, Alberta

7 bay shop on a fully fenced 1.63 acre yard for a fraction of replacement cost! All bays are 50' deep and have 14' x 16' powered overhead doors. There are sumps in all bays and also has a dedicated wash bay complete with a high end pressure washer. There is a large compressor with lines run in shop. Shop has a combination of in-floor heat and forced air, 200 amp service and multiple welding plugs as well as its own bathroom. There are also 2 seacans in yard with power. The yard fence has plenty of power outlets along it . Office features nice reception, storage, 2 private offices, board / lunchroom and it's own office bathroom. Building has town water and sewer. Base rent is \$7300/month and Additional Rent is currently estimated at \$2295.83 for a total of \$9595.83/month plus GST. Also for sale or rent to own MLS #A2235825

Built in 2009

Essential Information

MLS® #	A2235820
Price	\$12
Bathrooms	0.00
Acres	1.63
Year Built	2009
Type	Commercial
Sub-Type	Industrial
Status	Active



Community Information

Address	4212 40 Avenue
Subdivision	NONE
City	Valleyview
County	Greenview No. 16, M.D. of
Province	Alberta
Postal Code	T0H3N0

Interior

Heating	In Floor, Forced Air, Natural Gas, Combination
Cooling	None

Exterior

Roof	Metal
Construction	Wood Frame

Additional Information

Date Listed	June 30th, 2025
Days on Market	39
Zoning	IG

Listing Details

Listing Office	RE/MAX Grande Prairie
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