

\$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 | Boiler, Natural Gas, 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 | 185 |
| Zoning | Industrial Heavy (IH) |

Listing Details

| | |
|----------------|--------------------------------|
| Listing Office | Real Estate Centre - Vermilion |
|----------------|--------------------------------|

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.