



**11916 95 Street , High Level, Alberta - \$399,000**



## Property Description

The perfect opportunity for your new business venture has just hit the market. 3000 sq.ft. metal clad shop on .73 acres, with 480 & 206 3 phase power, an overhead 2 ton crane and located close to Hwy 35 offering great exposure may be just what you are looking for. The shop offers a great reception/ office area, 1/2 bath & storage room. A mezzanine and some shelving in the shop offers ample room for storage. In addition to this, above the reception/office area is an amazing office area with large windows overlooking the shop area, a kitchenette, full bath & large closet. A 30' x 60' Coverall with 20 & 30 amp underground power, offers additional storage as well. For more information, call today.

## REALTOR Referral



REALTOR®

**Mobile:** N/A

**Email:** N/A

**Website:** <https://www.real-estate-homes.ca/>

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