



## 1006 2 Avenue , Dunmore, Alberta - \$479,900



Main Photo

### Property Description

Located along the highly traveled Trans-Canada Highway, this property offers unparalleled visibility and accessibility for both local and passing traffic. This prime location will give your business the exposure it needs to thrive. The property offers two functional buildings with a combination of office, workshop and storage space. With secure fenced yards and flexible layouts it's a fantastic opportunity for business seeking operational space with income generating potential. Whether you are looking to expand your current operations, start a new venture, or invest in a property with dual income streams, this property is the perfect solution. The Property comprises of the 1939 sqft main building with the office, good size workshop with a 12'overhead door, 2 bathrooms, staff room and with storage up in the mezzanine above

the office. Building 2 is a 1592 sqft metal shell with a 14' overhead door with a separate man door, a dirt floor, it's a great building for vehicle or machinery storage. Both buildings come with a secured chain link fenced yard with separate gated entrances.

## REALTOR Referral

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REALTOR®

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