4806 52nd Street , Bentley, Alberta - $475,000

Main Photo

Property Description

Looking for a great shop AND lot? Look no further ~ located in the town of Bentley ~ just between Highway 12 and 12A, on a 1.16 acre lot complete with a 42 x 62 shop. The shop has 16' walls, 3 x 12'x12' overhead doors at the front; all 3 were framed at time of build to accommodate 14' high doors. There is one 12' x14' overhead door on the West side of the building. Customers can wait in the foyer that is complete with a 2pcs bathroom. The office that looks into the foyer is 8' x 13' with great access to the main shop, or the 13' x 15' back storage room with another 2 pcs staff bathroom. Above the foyer, office and back storage is a 14' x 41' mezzanine that is great for storage and parts. The office/mezzanine was framed in a way that it could be taken out for one big open shop ~ you decide! About half of the lot has a good gravel base for

P:

parking in all weather, the rest or back half of the lot is sandy clay. The building was built in 2006 has a floor drain that has a separator so that no oils will go into the sewer. Immediate possession is available. Phase one environmental site assessment has been completed.

P:

REALTOR Referral

REALTOR®

Mobile: N/A
Email: N/A
Website: https://www.real-estate-homes.ca/

Courtesy Of: RE/MAX real estate central alberta

P: