



GRASSROOTS
REALTY GROUP

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**11816 95 Street
High Level, Alberta**

MLS # A2267295



\$445,000

Division: NONE

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 4,800 sq.ft.

Zoning: IND

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 1.44 Acres

Sewer: -

Lot Feat: -

Inclusions: Air Compressor and lines

Are you are looking for a shop above the rest ? then this is the one for you ! This 4 bay shop has been stick built and finished with metal clad , divided with 2 bays and a 20 x 20 office/living quarter on each side with bathrooms. There is in-floor heating as well as overhead heat with each side having separate thermostats, giving you the ability to perhaps lease one side and use the other side for your own use. The entire 1.44 acres is completely fenced giving you security and privacy with optional room and space to park all of your trucks and equipment. Looking for a great investment or space for your business ? you don't need to look any further ! you will be impressed...