



4931 48 Avenue
Irma, Alberta

MLS # A2293751



\$650,000

Division:	Irma
Type:	Industrial
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	18,625 sq.ft.
Zoning:	Industrial

Heating:	Natural Gas, Radiant	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	Metal	Utilities:	Electricity Connected, Natural Gas Connected, Phone Co
Exterior:	Metal Frame, Metal Siding	Parking:	-
Water:	-	Lot Size:	7.60 Acres
Sewer:	-	Lot Feat:	Cleared, Level, Triangular Lot
Inclusions:	N/A		

BELOW REPLACEMENT VALUE! 2 Freestanding buildings on 7.60 Acres. Property is perfect for Oilfield related businesses, Farm equipment storage or many other Industrial related businesses. The Property is located just off of HWY 14 in the Village of Irma, Alberta just 20 minutes West of Wainwright and 90 minutes East of Edmonton. Smaller building is 4,625 SF and the larger building is 14,000 SF. Seller is a General Contractor and is willing to work with the Buyer to modify the buildings to suit. Property can be made available for immediate possession.