



GRASSROOTS
REALTY GROUP

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62011 21-0 Range
Rural Warner No. 5, County of, Alberta

MLS # A2307779



\$550,000

Division: NONE
Type: Business
Bus. Type: -
Sale/Lease: For Sale
Bldg. Name: -
Bus. Name: -
Size: 3,200 sq.ft.
Zoning: Urban Fringe

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	-
Sewer:	-	Lot Feat:	-
Inclusions:	compressor, electric door opener		

Commercial lot with 2.57 Acres and a 40' x 80' shop featuring a newer roof. The building offers in-floor heating, a dedicated office, bathroom, and mezzanine level for convenient parts storage. With 16' ceilings, it is equipped with two 14' overhead doors and one 12' side roll-up door. Serviced by town water and a 200-amp single-phase electrical panel. This versatile space would be ideal for operating a business and offers a wide range of potential uses. Plenty of room for expansion. If you are looking to have your own mechanical business or if you are needing a large shop to expand your current operation this may be perfect.