



**MLS # A2322833**

**Swan Hills, Alberta**

**\$275,000**



<b>Division:</b>	Swan Hills
<b>Type:</b>	Warehouse
<b>Bus. Type:</b>	Mixed
<b>Sale/Lease:</b>	For Sale
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	1,600 sq.ft.
<b>Zoning:</b>	IS (Industrial Service)

<b>Heating:</b>	Forced Air, Natural Gas	<b>Addl. Cost:</b>	-
<b>Floors:</b>	-	<b>Based on Year:</b>	-
<b>Roof:</b>	-	<b>Utilities:</b>	-
<b>Exterior:</b>	-	<b>Parking:</b>	-
<b>Water:</b>	-	<b>Lot Size:</b>	-
<b>Sewer:</b>	-	<b>Lot Feat:</b>	-
<b>Inclusions:</b>	2 homes and shop		

Opportunity for various usages. Industrial zoning offers many options and living accommodations. This lot is 0.86 acres in an Industrial Zoning. There is a partially fenced yard site, a freestanding metal-covered Quonset is tall and sits on a concrete floor, plus two homes. The 30' by 62' quonset is fully enclosed and heated with 2 radiant heaters and a good workspace. The home at the back was originally built in 1971, a double wide, almost 1,400 sq' and has recent renovations with big rooms and clean throughout. This older building is also an office at the present time. The second home was built in 1990, 1,520 sq' with a new roof approximately 8 years ago, skylight was removed at that time too. Well-kept property.