



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

225 Main Street
Barons, Alberta

MLS # A2333481



\$325,000

Division:	NONE
Type:	Mixed Use
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	4,250 sq.ft.
Zoning:	C

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	-
Sewer:	-	Lot Feat:	-

Inclusions: fridge, stove, washer, dryer, stairlift, partition shelving upstairs, 32' steel top workbench, compressor, additional shelving in shop. All existing outbuildings "as is"

Unique and affordable opportunity in Barons, Ab. This property is a 50' x 85' steel framed commercial building constructed in 1996, and centrally located on a 115' x 150' lot. This building has been previously operated as a hardware store, service station, and workshop. The front portion of the building measures 20' x 50' and has two levels. The main floor was used as a front end retail area/office, with a two piece bathroom, but has recently been carpeted and was being used as living space. The upper level is a large open living space with A/C, forced air furnace, 4pc bathroom, kitchen, and sectioned off bedroom area. The main shop measures out at 50' x 65' x 18' high. It has 2 x 16' high overhead doors, and 4 man doors. The shop is insulated, has overhead radiant heat, is on epoxy finished concrete floors, with sloping for floor drains. There is also 220 power, natural gas, and an exterior compressor with airline system throughout. Also included is a 32' long steel top workbench, and other permanent shelving. There is 50' x 115' additional parking or storage areas on both the east and west sides of the shop. Possible uses might include light manufacturing, fabricating, repair shop, or truck shop. Owners have been diligent with ongoing environmental assessments required for properties previously operated as service stations. Reports available for viewing.