



GRASSROOTS
REALTY GROUP

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5025 46 Avenue
Rimbey, Alberta

MLS # A2334172

\$498,500

Division:	NONE
Type:	Mixed Use
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	4,806 sq.ft.
Zoning:	M - Industrial

Heating: In Floor, Overhead Heater(s), Forced Air, Natural Gas

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 0.34 Acre

Sewer: -

Lot Feat: -

Inclusions: Attached shelving and cupboards, Air hose, (Upper office area: fridge, stove, stacking washer/dryer, hoodfan)

Discover exceptional flexibility and function with this three-bay shop and office property located in the Rimbey Industrial Area. This well-designed facility offers multiple usage options for business owners, investors, or hobbyists seeking a blend of workspace, storage, and office amenities—including a fully fenced area that is landscaped. The property features three individual shop bays including a reception area and office, each bay is designed with distinct dimensions and usability—perfect for light industrial, automotive, trades, or mixed-use operations. Bay 1: 16' W x 42' L x 17' H, Bay 2: 18' W x 50' L x 17' H, Bay 3: 24' W x 36' L x 11' H (includes removable mezzanine for additional storage or workspace) Bay 3 offers the flexibility to function as a self-contained unit—ideal for sub-leasing, custom car storage, a paint bay, or specialized use to suit your business requirements. Each bay features convenient access from the south side of the building with overhead doors and dedicated entry. The upper floor delivers 1,330 sq. ft. of finished office space, thoughtfully laid out to balance comfort and productivity. Whether you're running a small business, seeking investment potential, or looking for a combination of workspace and lease income, this Rimbey industrial property delivers tremendous versatility and value.