



GRASSROOTS
REALTY GROUP

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4828 46 Avenue
Millet, Alberta

MLS # A2341796



\$650,000

Division: Millet

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 3,600 sq.ft.

Zoning: M

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: Metal Siding

Parking: -

Water: -

Lot Size: 0.44 Acre

Sewer: -

Lot Feat: -

Inclusions: N/A

A freestanding industrial warehouse in the Town of Millet For Sale or Lease! Situated on 0.44 acres, this newly constructed property features approximately 3,600 square feet of functional warehouse space. The building offers four grade-level loading doors (10' x 14'), 15-foot clear ceiling height, LED lighting throughout, and 200-amp, 240V single-phase power. Zoned M (Industrial District), the property provides flexibility for a variety of industrial and commercial uses. Conveniently located with excellent access within Millet and to surrounding regional transportation routes, this property is well-suited for owner-users. Available for sale at \$650,000 or lease at \$4,000/month net.