



GRASSROOTS
REALTY GROUP

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**3208 52 Avenue
Innisfail, Alberta**

MLS # A2347853



\$799,000

Division: South Industrial

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 3,200 sq.ft.

Zoning: HWY-C

Heating: Forced Air, Natural Gas, Radiant

Floors: Concrete

Roof: Metal

Exterior: ICFs (Insulated Concrete Forms), Metal Siding

Water: -

Sewer: Public Sewer

Inclusions: Dry storage , 1 wood shed and 1 metal clad shed

Addl. Cost: -

Based on Year: -

Utilities: Natural Gas Connected

Parking: -

Lot Size: 1.26 Acres

Lot Feat: -

EXCEPTIONAL 3200 sq ft Commercial Building (plus upper area) with 1.26 Acres on the South End of INNISFAIL with EXCELLENT Visibility from QE II HIGHWAY, 2A and 52 ave! Super easy access from these 3 roads. The 1.26 acre parcel has a Gravel compacted yard which is securely Chain linked fenced and has a prominent PYLON SIGN facing the QEII. This 40 x 80 custom-built Shop offers many Opportunities and possible revenue streams. Energy efficiency is provided by the ICF construction (foam and concrete walls) as well as LOW maintenance with Metal roof and Metal exterior. Interior of the shop walls and ceiling are also metal clad. The Heated Shop area interior is 38' x 63' (minus enclosed stairway) with 16 ft high ceilings and heated by 2 Radiant heaters, also there are 3 OVERHEAD DOORS each 14 ft high by 12 ft wide with windows, plus 3 man doors. Two bays have floor sumps, the open design allows for flexibility as to operational use. Shop also has a large exhaust Fan, wash tub, numerous electrical and water hook up points, work shop area with some benches and shelving as well as large window. Concrete flooring is thick enough to install vehicle lifts (previous tenant had units installed). There is Air conditioning for the Office area (west side of building) which is 38 x 14'10" (interior size) with a separate entrance opening to a reception and common area 26 ft x 14'10", a 2 pce bathroom and then a private office (11'9 x 6'11) with a large window and access to utility room. Double metal doors allow access to the Shop area. The enclosed Stair case to the Upstairs has a secure door, and also a man door access from back yard. There are two rooms (with AC) first one is an open area (25' x 13'9") with metal clad interior, second room 13'9 x 13 is an office area with Large

Window overlooking the Shop area. Expansive Yard Space: Fully compacted for heavy equipment and fenced with ample room for equipment storage, vehicle maneuvering, or future expansion. The Large Peylon sign provides Excellent Highway advertising . An ideal HWY-C property setup for an owner-operator, commercial user, or investor seeking versatile revenue potential in a high-traffic corridor!