



GRASSROOTS
REALTY GROUP

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9712 97 Street
High Level, Alberta

MLS # A2116056



\$400,000

Division: NONE
Type: Mixed Use
Bus. Type: -
Sale/Lease: For Sale
Bldg. Name: -
Bus. Name: -
Size: 5,000 sq.ft.
Zoning: C3

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	0.51 Acre
Sewer:	-	Lot Feat:	-
Inclusions:	N/A		

"PRIME LOCATION with HIGHWAY EXPOSURE " What a Great Opportunity to purchase a Commercial Building with Tenants all ready in place and with Great Location. Built in 1984 & 2003 this 5000 +/- three bay Metal Clad building offers two repair rooms in one part with the third portion separated with its own access. As you enter the center space you will find a walk in customer service reception area. In the rear portion you will find a wide open space with 2 overhead doors, separate shop office, Mechanical room and Washroom. There is a Offices & Mezzanine located over the front entrance and features a staff gathering area as well as additional 2 offices. Property is secured at the rear by chain link perimeter fencing. Currently, all the portions of the building are occupied and therefore 24 hrs notice is required for all showings. Cal for your viewing today!!!