



GRASSROOTS
REALTY GROUP

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4205 51 A Street
Killam, Alberta

MLS # A2172705



\$345,000

Division:	Killam
Type:	Industrial
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	3,264 sq.ft.
Zoning:	Light Industrial Business

Heating: -

Floors: -

Roof: -

Exterior: -

Water: -

Sewer: -

Inclusions: N/A

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: 0.44 Acre

Lot Feat: -

Introducing an opportunity to acquire a property in Killam that offers a well appointed shop, show room space, office, storage, and plenty of graveled yard space. The building is wood framed on a concrete foundation with maintenance free steel cladding on the walls and roof. New windows for the showroom are energy efficient and allow plenty of light into the space. The shop interior is fully finished, with in-floor heat, has a 17'-4" ceiling height, a 12'x14' overhead door, and 532 sq.ft. of mezzanine space. There is over 375 sq.ft. of freshly painted show room space, that could also be used for storage or additional offices. There is already a front office, upper office/board room, and a 12'-2 x 23'-5" main floor space off the shop that could be used for storage, a paint booth, or offices. This property is in an excellent location with full access and visibility to both Hi-ways 13 and 36. The building is ready for a new business or for personal use.