



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

251, 47017 21 Highway  
Rural Camrose County, Alberta

MLS # A2182582



**\$1,200,000**

**Division:** Ervick Industrial

**Type:** Mixed Use

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 4,980 sq.ft.

**Zoning:** M1

**Heating:** Natural Gas, Radiant

**Floors:** -

**Roof:** Metal

**Exterior:** -

**Water:** -

**Sewer:** -

**Inclusions:** TBD

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** 7.84 Acres

**Lot Feat:** -

What an opportunity. 7.84 acres(on two titles) with a 5000 sq ft shop available today! Good compacted yard site, fully serviced with Edmonton City water and close proximity to Camrose, Nisku and Edmonton. The empty yard space may be available for lease as well. Currently a lay down yard for a pipe company.