



GRASSROOTS
REALTY GROUP

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**219 Railway Avenue SE
Youngstown, Alberta**

MLS # A2202006



\$424,900

Division: NONE

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 8,400 sq.ft.

Zoning: C1

Heating: Natural Gas

Addl. Cost: -

Floors: -

Based on Year: -

Roof: Metal

Utilities: -

Exterior: Metal Frame, Metal Siding

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: Laughlin Mechanical Trade name, Washer/Dryer, Lincoln Welder (Electric), Miller Portable, Air Compressor 5HP, Welding Tables, Misc Tools, Misc Parts, 2 Post Hoist, All Shelving, Office Furniture, Service Truck (Negotiable)

Prime Industrial opportunity in the heart of Youngstown, Alberta!! Situated between Hanna and Oyen, Youngstown is a hub at the Junction of HWY 9 & 884, directly north of Big Stone. Situated over 10 lots, this spacious yard houses a vibrant industrial shop. With enough tools to get you started, this HUGE shop is approximately 7200 sq ft with a 1200 sq ft mezzanine. VENDOR FINANCING AVAILABLE