

\$895,000 - 825 Central Avenue W, Linden

MLS® #A1049524

\$895,000

0 Bedroom, 0.00 Bathroom,
Commercial on 1 Acres

NONE, Linden, Alberta

This Fantastic WELDING/FABRICATION shop with HIGHWAY VISIBILITY could be JUST what you NEED!!! Over 8260 sq ft of SPACE on a 1.43 acre Flat Site PARCEL has LOADS to offer - either MOVE IN + get GOING, or use the MANY AMAZING FEATURES to suit YOUR NEEDS. This LARGE SHOP w/THREE PHASE POWER is split into TWO PARTS w/9 powered OVERHEAD DOORS in total. Shop ONE is approx. 73'8" by 68'8", built in 2014 to do some MAJOR BUSINESS. Ceiling CLEAR height is 40' with a CRANE loading system + 4 20-foot HIGH doors (plus an additional 12' high door). Connects to SHOP Two w/matching 16x12' OVERHEAD Doors + has a mezzanine storage space in that corner. Shop TWO is approx. 63'1" by 39'1", has a bathroom, STORAGE room, + ceiling clear height of 16'. The YARD has plenty of SPACE for PARKING + STORAGE including a Storage Shed, + GREAT VISIBILITY RIGHT on the HIGHWAY w/LOTS of PASSING TRADE + local customers! OUTSTANDING VALUE!!! OPPORTUNITY is Knocking, CAN YOU HEAR IT??? Book your SHOWING Today!



Essential Information

MLS® #	A1049524
Price	\$895,000
Bathrooms	0.00

Acres	1.00
Type	Commercial
Sub-Type	Industrial
Status	Active

Community Information

Address	825 Central Avenue W
Subdivision	NONE
City	Linden
County	Kneehill County
Province	Alberta
Postal Code	T0M 1J0

Amenities

Utilities	Natural Gas Paid, Electricity Connected, Heating Paid For, Electricity Paid For, Natural Gas Connected, Phone Connected, Phone Paid For, Sewer Connected, Water Paid For, Water Connected
Parking Spaces	20

Interior

Heating	Natural Gas, Radiant
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Exterior

Lot Description	City Lot, Corner Lot, Level, Yard Lights, Open Lot
Roof	Metal
Construction	Metal Frame, Metal Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 16th, 2020
Days on Market	34
Zoning	I

Listing Details

Listing Office	RE/MAX HOUSE OF REAL ESTATE
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