

# \$449,500 - 4806 52 Street, Bentley

MLS® #A1205147

## \$449,500

0 Bedroom, 0.00 Bathroom,  
Commercial on 1 Acres

NONE, Bentley, Alberta

1.16 ACRE COMMERCIAL/ INDUSTRIAL  
FENCED LOT with 2604 sq. ft. SHOP/  
GARAGE. This 42'x62' shop, featuring 15'x41'  
mezzanine, 4x 16' height doors x 12' wide, w/  
8" reinforced concrete floor, This METAL  
CLAD (inside & out) 2x6 energy saving wood  
frame building, upgraded R-28 wall insulation,  
R-50 insulated roof, features a reception area,  
office & parts room, 2 two piece washrooms,  
all heated by an overhead forced-air furnace.  
Majority of the lot is GRAVELLED/ HARD  
PACKED w/ excellent drainage. Lots of room  
for additional buildings ! Shop is on its own  
well (80' deep) , on town sewer. Business &  
shop equipment is also available for purchase,  
not included in this sale price.

Built in 2004

## Essential Information

MLS® #	A1205147
Price	\$449,500
Bathrooms	0.00
Acres	1.00
Year Built	2004
Type	Commercial
Sub-Type	Industrial
Status	Active

## Community Information

Address 4806 52 Street



Subdivision	NONE
City	Bentley
County	Lacombe County
Province	Alberta
Postal Code	T0C 2L0

### **Additional Information**

Date Listed	April 11th, 2022
Days on Market	128
Zoning	Industrial

### **Listing Details**

Listing Office	Courtesy Of Red Key Realty & Property Management
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