

# \$520,000 - 4905 57 Ave, Two Hills

MLS® #A2176338

**\$520,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

NONE, Two Hills, Alberta

Multiple use fully fenced 3.16 acre Commercial Property with combined 8,260 sq ft of interior heated space. Three key buildings include main 4 Bay Shop with 4,100 sq ft of workspace, including 1 drive thru bay in east end addition and a Parts/Tool area at west end with coffee room space on partial 2nd floor that also houses 2 new boilers. 2nd Shop has a bright & heated work space in a 40' x 80' metal quonset with overhead doors at both ends, and has 600 volts of ample power for welding, etc. Unique door openers on cylinders allow for maximum clearance. 3rd building is a comfortable 24' x 40' Office Building that has a large open reception/retail area, plus 2 offices, kitchen and 4pc bathroom.

Overall property can serve numerous purposes from retail to equipment repairs, autobody, manufacturing, construction, trucking, storage, etc. Large multi faceted parcel is ready to help start a new business or meet your existing expansion needs. Have a good look, it has plenty to offer and is well located in an affordable growing community.

Built in 1980

## Essential Information

MLS® #	A2176338
Price	\$520,000
Bathrooms	0.00
Acres	0.00



Year Built	1980
Type	Commercial
Sub-Type	Industrial
Status	Active

### Community Information

Address	4905 57 Ave
Subdivision	NONE
City	Two Hills
County	Two Hills No. 21, County of
Province	Alberta
Postal Code	T0B 4K0

### Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	99
# of Garages	6

### Interior

Heating	Boiler, Natural Gas, Ceiling, Combination
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### Exterior

Roof	Metal
Construction	Concrete, Mixed, Metal Frame, Metal Siding
Foundation	Poured Concrete, Wood

### Additional Information

Date Listed	October 31st, 2024
Days on Market	184
Zoning	Industrial Heavy (IH)

### Listing Details

Listing Office	Real Estate Centre - Vermilion
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