

# Industrial For Sale Or Rent

- 4725 Railway Ave, Elk Point, Alberta, Canada  
T0A1A0



## Property Description

LOCATION, LOCATION, LOCATION....Shop/fenced yard/1.99 acres with highway exposure and unbelievable pricing equals endless possibilities. This Industrial Shop/Warehouse (6720 sqft. total) with office space (1540 sqft.) is located in Elk Point along highway 41 and Railway Ave. The office area boasts A/C, a good sized reception area with a waiting area, 5 large offices complete with furniture, kitchen area and a 2pc bath. The change room is full of lockers (negotiable), a 3pc bath and straight access to the shop. The shop with concrete flooring, radiant tube heating and newer lighting (2015) offers 3 OH doors - 12x14 (N), 20x18 (E) & 12x14 (E). The shop includes an addition and renovation (1993) and recently 75% of the roof has new strapping and tin. The large yard is completely fenced and gravel packed. Vendor financing available to qualified buyers. Phase 1 available. Lease options available. (id:15472)

## Location

Country:	<b>CA</b>
Province:	<b>AB</b>
City:	<b>Elk Point</b>
Postal Code:	<b>T0A1A0</b>

## Basic Details

Property Type:	<b>Industrial</b>
Listing Type:	<b>For Sale</b>
MLS® #:	<b>E4226307</b>
Price:	<b>\$395,500</b>
Year Built:	<b>1969</b>
Lot Area:	<b>86,684.40 Sqft</b>

Longitude: **W111° 6' 17.1"**

Latitude: **N53° 53' 44.6"**

## Agent [Info](#)

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