

# FOR SALE

## FREESTANDING INDUSTRIAL SHOP

NAI Commercial



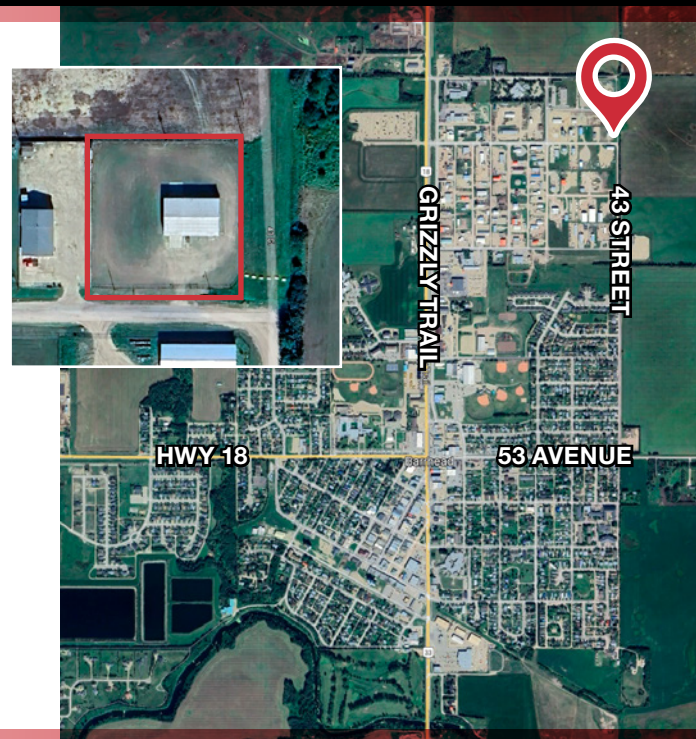
**4302/04 - 62 AVENUE | BARRHEAD, AB | INDUSTRIAL**

### PROPERTY DESCRIPTION

- 3 offices, spacious reception area, lunchroom/boardroom, and multiple restrooms
- Newly installed LED lighting (interior and exterior)
- Shop includes a 4-piece washroom
- Office equipped with air conditioning
- Recently replaced furnace and hot water tank
- Compact gravel yard with fencing and gating
- Ceiling fans installed in the shop
- Sale includes an additional 14' x 14' overhead door

### COLTON COLQUHOUN

Associate Broker  
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### ADDITIONAL INFORMATION

AREA AVAILABLE	3,750 sq.ft.± total
LEGAL DESCRIPTION	Plan 7922873, Block 7, Lots 8 & 9
ZONING	M1 (Industrial)
OFFICE SIZE	1,200 sq.ft.±
HEAT	Radiant tube
YARD	Fenced, gated, compact gravel
CEILING HEIGHT	16'
YEAR BUILT	2008
LOADING	(2) 14'x14' drive through
POWER	200 amp, 3 phase
PROPERTY TAXES	\$8,095.88 (2024)
SALE PRICE	\$498,000

