

**5201 Highway 49 Highway
Spirit River, Alberta**

MLS # A2038123



\$418,900

Division:	NONE
Type:	Mixed Use
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	4,106 sq.ft.
Zoning:	HD

Heating:	Forced Air, Natural Gas	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	Metal	Utilities:	Electricity Connected
Exterior:	Mixed	Parking:	-
Water:	Public	Lot Size:	0.52 Acre
Sewer:	Public Sewer	Lot Feat:	-
Inclusions:	N/A		

4106 sq ft multi use shop located on a .52 acre corner lot with great exposure right on highway 49 in Spirit River. This well maintain building features large front office/reception area, multi use area and 2 shops areas at each end of building with 3 overhead shop doors. Recent renovations include snaplock screwless metal roof ,new furnaces, renovated office space and new hot water on demand. This property has all town services and has great potential for the right company.