

# \$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 |
|---------|-------------------------------------------|

### Exterior

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

### Additional Information

|                |                       |
|----------------|-----------------------|
| Date Listed    | October 31st, 2024    |
| Days on Market | 183                   |
| Zoning         | Industrial Heavy (IH) |

### Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Centre - Vermilion |
|----------------|--------------------------------|

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