

\$5 - 3, 5112 47 Avenue, Innisfail

MLS® #A2096040

\$5

0 Bedroom, 0.00 Bathroom,
Commercial on 0.19 Acres

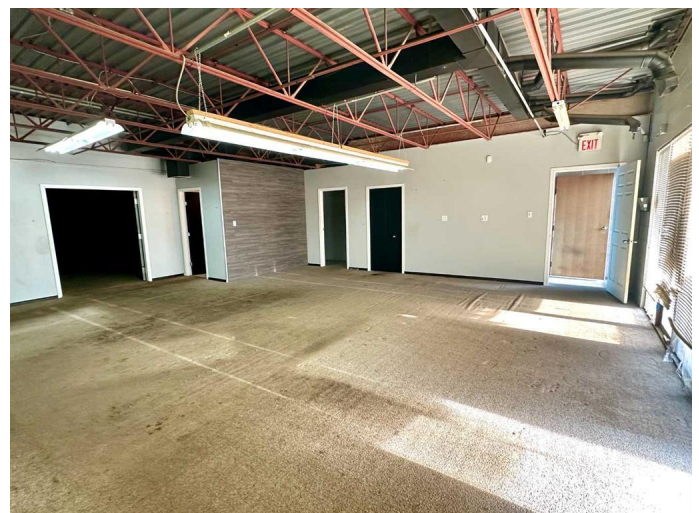
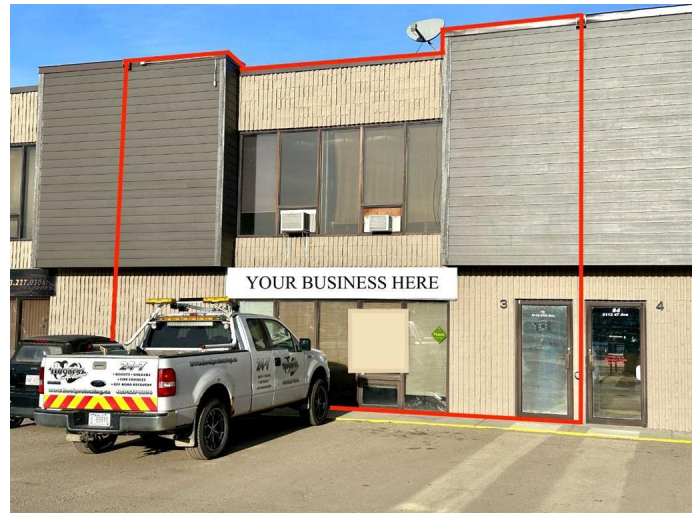
North Industrial, Innisfail, Alberta

3,000 sq ft of main floor space (900 sq ft developed mezzanine w/ two front office and storage room/ mechanical room & a bath-roughed in for a second bath if needed) 2,100 sq ft of shop space, serviced with a 12'x14'H OHD, 19' ceiling height heated with Forced air heaters. This mixed commercial bay is located in the Innisfail business plaza with great access and ample parking. New LED Lighting being installed, Electrical Panel, new H.E. furnace to heat the office and mezzanine portions & new hot water tank. Three baths (one up, two down) The front office/ sales room is bright and open with floor to ceiling windows with plenty of room for signage. There is also a backroom great for storage or extra office space. An affordable option when looking for a shop and commercial/ retail space in Innisfail, AB. Total asking rent (base +op costs) sits at \$2,476.50/ month +GST (power/ gas, Water/sewer) multi-year lease incentives, and more. Don't miss this affordable option to expand your business today.

Built in 1977

Essential Information

MLS® #	A2096040
Price	\$5
Sold Price	\$8
Bathrooms	0.00
Acres	0.19



Year Built	1977
Type	Commercial
Sub-Type	Industrial
Status	Sold

Community Information

Address	3, 5112 47 Avenue
Subdivision	North Industrial
City	Innisfail
County	Red Deer County
Province	Alberta
Postal Code	T4G 1P5

Interior

Heating	Forced Air, Natural Gas, Radiant, See Remarks
Cooling	None

Exterior

Roof	Membrane, Metal
Construction	Brick, Concrete, Metal Frame
Foundation	Poured Concrete

Additional Information

Date Listed	December 1st, 2023
Date Sold	February 7th, 2024
Days on Market	65
Zoning	I
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Advantage
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