

\$7 - 9, 5112 47 Avenue, Innisfail

MLS® #A2135618

\$7

0 Bedroom, 0.00 Bathroom,
Commercial on 0.19 Acres

North Industrial, Innisfail, Alberta

Ready for occupancy June 15th, 2024!
Boasting 3,000 sq ft of main floor space (plus 900 sq ft developed mezzanine w/ 1/2 bathroom/ mechanical room) 2,100 sq ft of shop space, serviced with a 12'x14'H OHD, 19' ceiling height heated with Forced air heaters. FRESH PAINT, NEW BATHS, NEW LED LIGHTS, FURNACE/ HWT, NEW ELECTRICAL 200AMP PANEL and more. A great option in the mixed commercial bay in Innisfail, which is located in the Innisfail business plaza. Great access and ample parking. New LED Lighting installed, Electrical Panel, new H.E. furnace to heat the office and mezzanine portions & new hot water tank. New baths (one up, one down) The front office/ sales room is bright and open with floor to ceiling windows with plenty of room for signage. Shop space is flat floor, great for fabrication, maintenance or just storage. An affordable option when looking for a shop and commercial/ retail space in Innisfail, AB. Total asking rent (base +op costs) sits at \$2,275/ month +GST (add 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® #	A2135618
Price	\$7



Sold Price	\$10
Bathrooms	0.00
Acres	0.19
Year Built	1977
Type	Commercial
Sub-Type	Industrial
Status	Sold

Community Information

Address	9, 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	May 27th, 2024
Date Sold	September 5th, 2024
Days on Market	101
Zoning	I
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Advantage
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