

\$585,000 - 46358d Highway 834, Rural Camrose County

MLS® #A2168848

\$585,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

NONE, Rural Camrose County, Alberta

This exceptional 50x100ft commercial shop, situated on a spacious 2-acre lot, offers the perfect opportunity for your business to thrive. Designed for functionality and future growth, this property features two offices, a break room, two bathrooms, and an expansive shop area with three overhead insulated doors.

Spacious Shop: Two overhead doors (14x14) on the east side and one oversized 14x22 door at the rear, perfect for drive-through operations.

Advanced Electrical Setup: The shop is equipped with Phase 2 power and a 220V plug, ideal for running heavy equipment and ensuring ample power supply for any business needs.

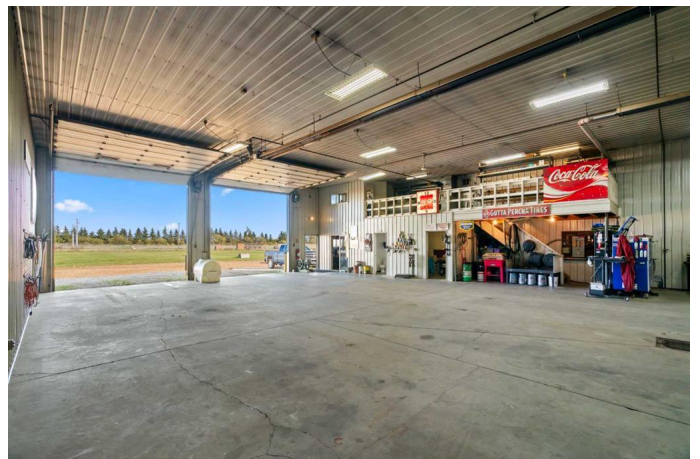
Climate Control: Two large overhead radiant heaters in the shop, and a forced-air furnace for all rooms, ensuring year-round comfort.

Energy-Efficient Construction: The shop boasts R40 spray foam insulation, 2x6 walls providing durability and energy savings.

Ample Water and Septic: 330 liter water tank (replaced in 2018), 750-gallon septic tank, and the potential to hook up to town water. The hot water tank was replaced in 2016.

Expansion Potential: With 2 acres of land, there's plenty of room for future growth or additional structures. 30 ft compacted gravel approaches to ensure ease of access to your business, ample parking, and little fear of getting stuck after rain.

Security: The property comes equipped with 4



wired security cameras connected to an onsite monitor, and 4 wireless motion-activated cameras that can be accessed via your smartphone, all included in the sale.

Highway Visibility: Located just off Highway 13, the south-facing side of the building is perfect for highway advertising, providing excellent visibility and branding opportunities for your business.

This is a rare opportunity to own a versatile commercial property in a prime location.

Whether you're looking to expand your business, start a new venture, or invest in commercial real estate, this property offers the space, security, and infrastructure to meet your needs.

Built in 2002

Essential Information

MLS® #	A2168848
Price	\$585,000
Sold Price	\$580,000
Bathrooms	0.00
Acres	0.00
Year Built	2002
Type	Commercial
Sub-Type	Industrial
Status	Sold

Community Information

Address	46358d Highway 834
Subdivision	NONE
City	Rural Camrose County
County	Camrose County
Province	Alberta
Postal Code	T4V 1X8

Interior

Heating	Natural Gas, Overhead Heater(s)
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Exterior

Lot Description	Low Maintenance Landscape, Level
Roof	Metal
Construction	Metal Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 2nd, 2024
Date Sold	January 1st, 2025
Days on Market	91
Zoning	202 - Commercial Imp/Site
HOA Fees	0.00

Listing Details

Listing Office	Coldwell Banker Ontrack Realty
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