

\$1,100,000 - 4809 49a Avenue, Bentley

MLS® #A2185257

\$1,100,000

0 Bedroom, 0.00 Bathroom,
Commercial on 2.57 Acres

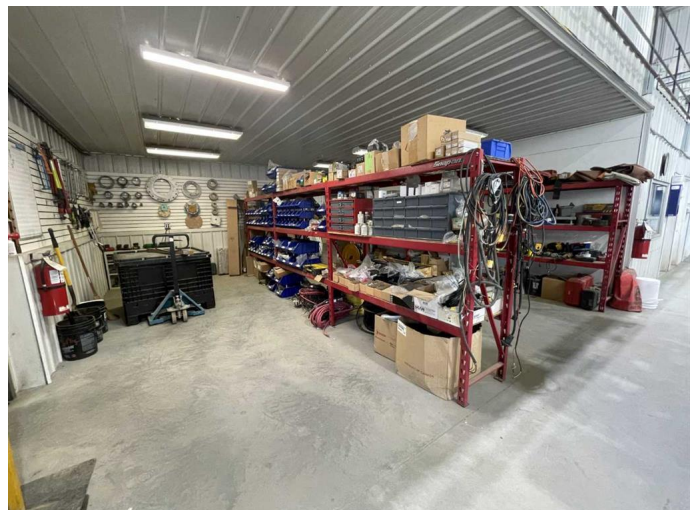
NONE, Bentley, Alberta

This Industrial property offers a 6,900 SF footprint, featuring a versatile layout. The building measures 50' deep by 120' wide, including a drive-thru bay spanning 30'x80', while the remaining area is 50'x90'. Water is sourced from a well and the sewer is connected to the city. Inside you'll find one office and a kitchenette. The mezzanine includes a boardroom and storage room. The building is equipped with a trench sump for all three bays and a separate sump for the drive through bay. A standout feature is the 25-ton crane with a 42' bridge, 75' length, and an 18.5' hook height complimented by two 12.5-ton hooks. The building includes one 16'x20' overhead door and four 18'x20' doors including a drive thru option. New Boiler, in-floor heating, an air compressor, cold storage, parts area, 400 amp, 480-volt electrical service. Property also for lease, see MLS# A2171661

Built in 2005

Essential Information

MLS® #	A2185257
Price	\$1,100,000
Sold Price	\$11
Bathrooms	0.00
Acres	2.57
Year Built	2005
Type	Commercial



Sub-Type	Industrial
Status	Sold

Community Information

Address	4809 49a Avenue
Subdivision	NONE
City	Bentley
County	Lacombe County
Province	Alberta
Postal Code	T0C 0J0

Additional Information

Date Listed	January 2nd, 2025
Date Sold	March 5th, 2025
Days on Market	61
Zoning	C - Central Commercial
HOA Fees	0.00

Listing Details

Listing Office	Maxwell Real Estate Solutions Ltd.
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