



## 5205 47 Street Elk Point AB

\$165,000

FOR SALE 6200 sq.ft. shop on 2+ lots measuring 172.5 x 176.9' (0.71 acres) in Industrial Area in Elk Point. 1985 Metal clad building includes 4 bays with newer 14' OH insulated doors, cement floor with underfloor heat (newer boiler), floor sump, ceiling fans, 220 welding outlets throughout and compressor lines. One bay is partially secluded from the other three. Main office area includes newer flooring and paint and features large customer receiving area with service counter, 2 admin offices, shop manager's office, 2 bathrooms, lunch room, tech room, tool room and utility room. Large compacted yard for heavy trucks and equipment and a paved apron. Partially fenced. A perfect place to start or expand your mechanics, oilfield, trucking, welding, service or manufacturing business. This shop is visible from Highway 41. Very affordable! GST may apply.

Listing Presented By:



Originally Listed by:  
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**RE/MAX ELITE**

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