



St Albert Alberta

\$2,000,000

Versatile owner-occupied commercial property offering 1,800 sq. ft. of office space and a 2,400 sq. ft. industrial shop, ideally positioned in the heart of St. Albert's light-industrial corridor. Built in 2004, the building features in-floor heating throughout, three bathrooms, a full kitchen, bar area, and mezzanine storage/work space. The shop includes two 12-ft bay doors for excellent access, plus a secure fenced yard for equipment or vehicle storage. Flexible layout accommodates a wide range of business and operational uses, with the advantage of an established location and strong functional workflow. Perfect for trades, service companies, fabrication, light industrial, storage/operations, or professional office with shop support with plenty of room to add shop space as well. This is a gem. (id:6769)

Listing Presented By:



Originally Listed by:
Century 21 Masters

<https://gannonreinhardtgroup.ca/>

RE/MAX Elite

REMAX ELITE

8104 160 Ave NW, Edmonton, AB,
T5Z 3J8

Phone: 780-406-4000

Fax:

broker@eliterealestate.ca

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.