



## 4303 61A Avenue Barrhead AB

\$385,000

Modern 60' x 120' Commercial Quality Shop on 1.84 acre property along the North East side of the Town of Barrhead. Shop features two 20' wide 16' high overhead doors along with a ceiling height of 18'. Unique removable center post between the two doors would allow for a full 40' total opening if required. A third 14' wide and 16' high overhead door along the East side of the building provides a convenient additional access point. Property is currently actively powered. Ready for final floor and insulation completion to your specific requirements. Property is selling as one lot but is actually two separate titles totaling 244' x 330'. Building sits properly on one of the lots allowing for flexible sale options and/ or upgrading in the future.

Listing Presented By:



Originally Listed by:  
Sunnyside Realty Ltd

[jbparkers@outlook.com](mailto:jbparkers@outlook.com)

**RE/MAX ELITE**

**RE/MAX Elite**

Phone: 780-406-4000

Fax:

[executive@eliterealestate.ca](mailto:executive@eliterealestate.ca)