



## 5417 36 Avenue Wetaskiwin AB

\$499,000

LOOKING FOR A SHOP AT AN AFFORDABLE PRICE!? Look no further! Welcome to Wetaskiwin where shops cost less! This nearly 4,000 square foot fully functional shop, with about 1,100 Square feet of mezzanine...there is right around 5,000 Square feet to work with! Currently set up for classic car restoration, this could be great for multiple uses within the auto industry. It's truly a ready to go option at an affordable price! Not to mention there's a \$100,000 plus painting facility that's negotiable with the purchase as well! With plenty of cold storage on the south side of the building, outdoor storage on the south and east side, there's no shortage of extra space. Also featuring a newer furnace, HWT, Roof in 2015 and some new windows, the big ticket items have pretty much all been taken care of. With a front foyer, a couple of offices, and 4 individual bays two with 12 foot doors two with 14 foot doors, it's a great opportunity for you to grow a new business, or build your existing one. Come take a look today!

Listing Presented By:



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