



## 706 1 Street Thorhild AB

\$112,000

Well suited for variety of uses, updated thru the years 2440 sq. foot building zoned commercial large lot C2, main street exposure in Thorhild, back alley access, municipal services, enclosed fenced gravel yard on lot size of 5188 sq ft. Structure consists of front office, reception area, side office, kitchen, 3 pce bath, laundry, storage room along with back warehouse being 1120 sq ft hosting polycarbonate overhead door 10ft x 12ft, man door, radiant heat, utility closet, toilet and laundry sink. Built in stages: set on concrete beams with 10 ft interior walls, front area vinyl flooring, extra 200 sq.ft enclosed cold storage, dual zone air conditioning, double glazed windows: this building is chronologically aged at 36 years. Front street parking, concrete sidewalks, has such great potential for all your needs being close to Redwater and local plant facilities. Formerly used as office space, workspace and shop for local business. GST Applicable.

Listing Presented By:



Originally Listed by:  
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