



## Fort Saskatchewan Alberta

\$609,900

Opportunity Awaits You!!! This 2250 sqft industrial space is perfect for just about any business. If you need a show room with a large back bay look no further. This condo has been tastefully finished with a main floor showroom with kitchenette and a 3 piece bathroom. The upper level is also completely finished with the possibility of additional showroom space OR an office/ boardroom would also be great in the upper level. The upper level has beautiful built in shelving and the furnace room is also located on this level. The main floor also has a large under stair storage area. The condo is also air conditioned to ensure you are cool during the hot summer months. The back bay has radiant heating and is 24 feet wide by 45 feet long. The concrete bibs around the building have been upgraded to stand up to Semi traffic. There is also a huge private 24x100ft outdoor storage area that is fully fenced and the back yard is also secured by common area gates. Great location and endless potential. (id:6769)

Listing Presented By:



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