

# \$459,800 - 4848 54 Avenue Avenue, Eckville

MLS® #A2189815

**\$459,800**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

NONE, Eckville, Alberta

This industrial shop in Eckville, Alberta, is ideal for businesses looking to establish or expand operations. This 2880 sqft property is zoned C2, making it suitable for various commercial uses. The street front entrance leads to a 32x30 showroom with a reception desk, providing a practical space to welcome clients. Above the showroom, the mezzanine level includes two large offices and a storage room, offering ample administrative space. The shop area is a 32x60 work area with radiant heat, ensuring a comfortable working environment. At the rear of the property, two 14 ft overhead doors allow for easy access for large equipment and deliveries. Additional storage is available with a parts room that includes a mezzanine for extra space. Two main floor washrooms add to the convenience for both staff and customers. Previously used as a small engine repair shop, this property is suitable for similar businesses or those looking to expand existing operations. The location provides easy access to local amenities and transportation routes, making it convenient for both customers and suppliers. This industrial shop offers practical space and essential features for various business needs. Secure this opportunity in Eckville, Alberta, for your business growth.

Built in 2015

## Essential Information



MLS® #	A2189815
Price	\$459,800
Bathrooms	0.00
Acres	0.00
Year Built	2015
Type	Commercial
Sub-Type	Industrial
Status	Active

### Community Information

Address	4848 54 Avenue Avenue
Subdivision	NONE
City	Eckville
County	Lacombe County
Province	Alberta
Postal Code	T0M 0X0

### Interior

Heating	Natural Gas, Radiant
---------	----------------------

### Additional Information

Date Listed	February 10th, 2025
Days on Market	158
Zoning	C2

### Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.