

# \$345,000 - 4205 51 A Street, Killam

MLS® #A2172705

**\$345,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.44 Acres

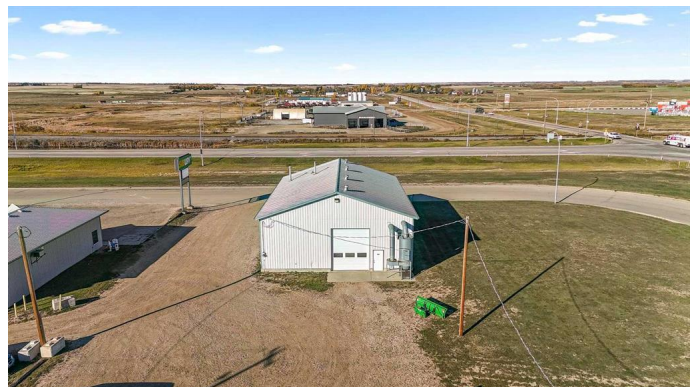
Killam, Killam, Alberta

Introducing an opportunity to acquire a property in Killam that offers a well appointed shop, show room space, office, storage, and plenty of graveled yard space. The building is wood framed on a concrete foundation with maintenance free steel cladding on the walls and roof. New windows for the showroom are energy efficient and allow plenty of light into the space. The shop interior is fully finished, with in-floor heat, has a 17'-4" ceiling height, a 12'x14' overhead door, and 532 sq.ft. of mezzanine space. There is over 375 sq.ft. of freshly painted show room space, that could also be used for storage or additional offices. There is already a front office, upper office/board room, and a 12'-2 x 23'-5" main floor space off the shop that could be used for storage, a paint booth, or offices. This property is in an excellent location with full access and visibility to both Hi-ways 13 and 36. The building is ready for a new business or for personal use.

Built in 1997

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2172705   |
| Price      | \$345,000  |
| Bathrooms  | 0.00       |
| Acres      | 0.44       |
| Year Built | 1997       |
| Type       | Commercial |



|          |            |
|----------|------------|
| Sub-Type | Industrial |
| Status   | Active     |

**Community Information**

|             |                  |
|-------------|------------------|
| Address     | 4205 51 A Street |
| Subdivision | Killam           |
| City        | Killam           |
| County      | Flagstaff County |
| Province    | Alberta          |
| Postal Code | T0B2L0           |

**Additional Information**

|                |                           |
|----------------|---------------------------|
| Date Listed    | October 11th, 2024        |
| Days on Market | 190                       |
| Zoning         | Light Industrial Business |

**Listing Details**

|                |                                     |
|----------------|-------------------------------------|
| Listing Office | Coldwell Banker Battle River Realty |
|----------------|-------------------------------------|

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