

\$850,000 - 4931 48 Avenue, Irma

MLS® #A2187107

\$850,000

0 Bedroom, 0.00 Bathroom,
Commercial on 7.60 Acres

Irma, Irma, Alberta

BELOW REPLACEMENT VALUE! 2

Freestanding buildings on 7.60 Acres.
Property is perfect for Oilfield related businesses, Farm equipment storage or many other Industrial related businesses. The Property is located just off of HWY 14 in the Village of Irma, Alberta just 20 minutes West of Wainwright and 90 minutes East of Edmonton.

Smaller building is 4,625 SF and the larger building is 14,000 SF. Seller is a General Contractor and is willing to work with the Buyer to modify the buildings to suit. Property can be made available for immediate possession.

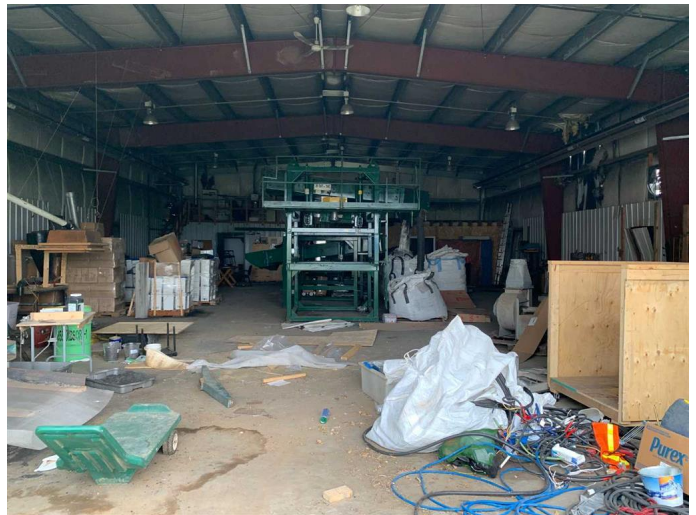
Built in 2014

Essential Information

| | |
|------------|------------|
| MLS® # | A2187107 |
| Price | \$850,000 |
| Bathrooms | 0.00 |
| Acres | 7.60 |
| Year Built | 2014 |
| Type | Commercial |
| Sub-Type | Industrial |
| Status | Active |

Community Information

| | |
|-------------|----------------------------|
| Address | 4931 48 Avenue |
| Subdivision | Irma |
| City | Irma |
| County | Wainwright No. 61, M.D. of |



| | |
|-------------|---------|
| Province | Alberta |
| Postal Code | T0B 2H0 |

Amenities

| | |
|-----------|--|
| Utilities | Natural Gas Connected, Water Connected, Electricity Connected, Phone Connected |
|-----------|--|

Interior

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

Exterior

| | |
|-----------------|--------------------------------|
| Lot Description | Cleared, Level, Triangular Lot |
| Roof | Metal |
| Construction | Metal Siding, Metal Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-------------------|
| Date Listed | January 9th, 2025 |
| Days on Market | 126 |
| Zoning | Industrial |

Listing Details

| | |
|----------------|--------------------------|
| Listing Office | CDN Global Advisors Ltd. |
|----------------|--------------------------|

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