

**BAY 2, 4635 FEDERATED Road  
Swan Hills, Alberta**

**MLS # A2219227**



**\$3,000 per month**

Division:	NONE
Type:	Mixed Use
Bus. Type:	-
Sale/Lease:	For Lease
Bldg. Name:	-
Bus. Name:	-
Size:	1,500 sq.ft.
Zoning:	COMMERCIAL

Heating:	-
Floors:	-
Roof:	-
Exterior:	-
Water:	-
Sewer:	-
Inclusions:	Compressor

Addl. Cost:	-
Based on Year:	-
Utilities:	-
Parking:	-
Lot Size:	-
Lot Feat:	-

THIS LOCATION IS PERFECT FOR A COMMERCIAL OR BUSINESS RIGHT OFF THE HIGHWAY. 3800 SQ FT SHOP & OFFICE COMPLEX WITH A 1300 SQ FT MEZZANINE AND HAS 14 FT. OVERHEAD DOORS AND COMES WITH A LARGE COMPRESSOR. ESSO SERVICE STATION IS LOCATED BESIDE THIS LOT THAT CREATES A GOOD TRAFFIC STOP.