

**4904 51 Street
Innisfree, Alberta**

MLS # A2070394

\$74,900



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|--------------------|----------------------------|-----------------------|------------|
| Heating: | None | Addl. Cost: | - |
| Floors: | - | Based on Year: | - |
| Roof: | Metal | Utilities: | - |
| Exterior: | Metal Siding , Post & Beam | Parking: | - |
| Water: | - | Lot Size: | 0.10 Acre |
| Sewer: | - | Lot Feat: | Corner Lot |
| Inclusions: | n/a | | |

Affordable Commercial Storage Shop in Innisfree, AB – Ideal for Trucking, Trades, or Storage Use. Tired of paying big city rates for shop or storage space? Discover unbeatable value in Innisfree, Alberta—just 110 km from Edmonton—with this 40' x 60' commercial storage building, offering small-town pricing and convenient access to major highway routes. Perfect for trucking companies, trades businesses, or those needing secure storage, this versatile 2-bay shop includes: East Bay: Accommodates units up to 13'6" high, with a 14' wide overhead door. West Bay: Features a 9' x 12' overhead door. Power and natural gas to the property line. Village water and sewer services already brought into the building (utilities require final development). This is a cost-effective alternative to building new—ideal for expanding your business or securing additional storage in a central Alberta location. Location Highlights: Minutes from Highway access. Centrally located between Edmonton and Lloydminster. Quiet, low-traffic community setting. Don't miss this affordable opportunity to own commercial space with room to grow.