

**4904 51 Street  
Innisfree, Alberta**

**MLS # A2070394**



**\$74,900**

**Division:** Innisfree

**Type:** Warehouse

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 2,400 sq.ft.

**Zoning:** C2

**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' 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.