

**125 2 Avenue SE**  
**Three Hills, Alberta****MLS # A2208329****\$195,000**

|             |                           |
|-------------|---------------------------|
| Division:   | NONE                      |
| Type:       | Warehouse                 |
| Bus. Type:  | -                         |
| Sale/Lease: | For Sale                  |
| Bldg. Name: | -                         |
| Bus. Name:  | -                         |
| Size:       | 2,920 sq.ft.              |
| Zoning:     | C2 Commercial Central Dis |

|             |                           |                |           |
|-------------|---------------------------|----------------|-----------|
| Heating:    | -                         | Addl. Cost:    | -         |
| Floors:     | -                         | Based on Year: | -         |
| Roof:       | Metal                     | Utilities:     | -         |
| Exterior:   | Metal Frame, Metal Siding | Parking:       | -         |
| Water:      | -                         | Lot Size:      | 0.16 Acre |
| Sewer:      | -                         | Lot Feat:      | Back Lane |
| Inclusions: | N/A                       |                |           |

COMMERCIAL WAREHOUSE located close to downtown in Three Hills. This 73' x 40' warehouse on a 7000 sq ft fenced lot has a concrete floor with great access from either the front with a 10' overhead door or back alley. The backyard bare land is grassed and there is access to a loading dock with another 10' overhead door. The building is wired but would require a meter to be installed to the supply source. Natural gas line is run to the rear of the building. This property could be just what you are needing.