# \$250,000 - 5 Industrial Avenue, Rosalind

MLS® #A2220572

### \$250,000

0 Bedroom, 0.00 Bathroom, Commercial on 0.34 Acres

Rosalind, Rosalind, Alberta

Now this is a SHOP!! On this 110'x130' lot in the Village of Rosalind you will find a new 2400 sqft building. This building has 14' ceilings, two 10' x 12' overhead doors. The shop is split in to 2 sides. The West bay is 1,200 sq ft featuring a roughed in bathroom, and 2 potential office spaces. The workspace is open and would be able to be finished for a mezzanine also. The East bay is an additional 1200 sq ft of open space. East bay was built with ICF block to the rafters and has R40 insulation in the attic. West portion was built with 2x8 R28. Attic on West portion of building has no insulation. The whole inside of the building has been finished with white truscoremaking it very easy to clean. Very clean and bright. There is 200 amp service. Natural gas and water are hooked up, but sewer has not been installed. A Navien hot water tank is installed and the shop is headed by in floor heat. The property is fully fenced with chain link fence and a large sliding gate. Great space for storage or a business.

Built in 2020

## **Essential Information**

MLS® # A2220572 Price \$250.000

Bathrooms 0.00
Acres 0.34
Year Built 2020







Type Commercial Sub-Type Warehouse

Status Active

# **Community Information**

Address 5 Industrial Avenue

Subdivision Rosalind City Rosalind

County Camrose County

Province Alberta
Postal Code T0B 3Y0

#### **Amenities**

Utilities Natural Gas Available

#### Interior

Heating Boiler, In Floor

Cooling None

#### **Exterior**

Lot Description Other Roof Metal

#### **Additional Information**

Date Listed May 20th, 2025

Days on Market 153 Zoning T1

## **Listing Details**

Listing Office RE/MAX Real Estate (Edmonton) Ltd.

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