

# \$12 - 4212 40 Avenue, Valleyview

MLS® #A2235820

**\$12**

0 Bedroom, 0.00 Bathroom,  
Commercial on 1.63 Acres

NONE, Valleyview, Alberta

7 bay shop on a fully fenced 1.63 acre yard for a fraction of replacement cost! All bays are 50' deep and have 14' x 16' powered overhead doors. There are sumps in all bays and also has a dedicated wash bay complete with a high end pressure washer. There is a large compressor with lines run in shop. Shop has a combination of in-floor heat and forced air, 200 amp service and multiple welding plugs as well as its own bathroom. There are also 2 seacans in yard with power. The yard fence has plenty of power outlets along it . Office features nice reception, storage, 2 private offices, board / lunchroom and it's own office bathroom. Building has town water and sewer. Base rent is \$7300/month and Additional Rent is currently estimated at \$2295.83 for a total of \$9595.83/month plus GST. Also for sale or rent to own MLS #A2235825

Built in 2009

## Essential Information

MLS® #	A2235820
Price	\$12
Bathrooms	0.00
Acres	1.63
Year Built	2009
Type	Commercial
Sub-Type	Industrial
Status	Active



## Community Information

Address	4212 40 Avenue
Subdivision	NONE
City	Valleyview
County	Greenview No. 16, M.D. of
Province	Alberta
Postal Code	T0H3N0

## Interior

Heating	In Floor, Forced Air, Natural Gas, Combination
Cooling	None

## Exterior

Roof	Metal
Construction	Wood Frame

## Additional Information

Date Listed	June 30th, 2025
Days on Market	55
Zoning	IG

## Listing Details

Listing Office	RE/MAX Grande Prairie
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