

# \$899,900 - 4212 40 Avenue, Valleyview

MLS® #A2235825

**\$899,900**

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. Not ready to buy? Also for lease or Rent to own MLS # A2235820

Built in 2009

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2235825   |
| Price      | \$899,900  |
| 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 | Combination, In Floor, Forced Air, Natural Gas |
| Cooling | None   |

### **Exterior**

|      |       |
|------|-------|
| Roof | Metal |
|------|-------|

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 30th, 2025 |
| Days on Market | 3               |
| Zoning         | IG              |

### **Listing Details**

|                |                       |
|----------------|-----------------------|
| Listing Office | RE/MAX Grande Prairie |
|----------------|-----------------------|

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