

# \$350,000 - 4414 Railway Avenue, Coronation

MLS® #A2143234

**\$350,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.98 Acres

NONE, Coronation, Alberta

Owners will offer for lease or sale of building. Located in the handy spot near the east entrance of Coronation, this metal clad, 5400 sq ft building built in 2012, is fully fenced. It had an alarm system that could be negotiated into price. There are four huge bays with overhead doors on openers, three overhead radiant heaters and beautiful cement floor. Also some space for an office and washrooms including some shelving that is in the building. The yard is fully graveled, waiting for that certain investor or a customer who knows there is great value here. Overhead doors are 13 ft x 14 ft with openers.

Built in 2012

## Essential Information

MLS® #	A2143234
Price	\$350,000
Bathrooms	0.00
Acres	0.98
Year Built	2012
Type	Commercial
Sub-Type	Mixed Use
Status	Active

## Community Information

Address	4414 Railway Avenue
Subdivision	NONE
City	Coronation



County	Paintearth No. 18, County of
Province	Alberta
Postal Code	T0C 1C0

### **Amenities**

Utilities	Garbage Collection, Natural Gas Available
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### **Interior**

Heating	Radiant
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### **Exterior**

Lot Description	Irregular Lot
Roof	Metal
Construction	Metal Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 20th, 2024
Days on Market	301
Zoning	C1

### **Listing Details**

Listing Office	Sutton Landmark Realty
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