

# \$599,900 - 11305 95 Street, High Level

MLS® #GP204424

**\$599,900**

0 Bedroom, 0.00 Bathroom, 10,710 sqft  
Commercial on 1.95 Acres

NONE, High Level, Alberta

PROPERTY IS LISTED AT ASSESSED VALUE & VENDOR MOTIVATED!!! A more economical opportunity for commercial ventures seldom becomes available, but one did. Over 10,000 sq. ft. of commercial / retail space under one roof. Exposure? This property is situated just off Hwy 35, serving well over 20,000 people from town & surrounding communities, with access highway into the Northwest Territories. The mezzanine is home to 2 offices & storage space. In addition, there is a public washroom & customer services workspaces. The lot has chain link fencing and a sliding gate for security. Perhaps you have been searching for the ideal property to start your business venture, maybe a store for the farmer's needs, a home Improvement or an inside children's play park with party rooms. Whatever business venture you have been dreaming of? This property offers you not only the perfect location but also the space. The potential is endless...

Built in 1995

## Essential Information

MLS® #	GP204424
Price	\$599,900
Bathrooms	0.00
Square Footage	10,710
Acres	1.95



Year Built	1995
Type	Commercial
Sub-Type	Mixed Use
Status	Active

### **Community Information**

Address	11305 95 Street
Subdivision	NONE
City	High Level
County	Mackenzie County
Province	Alberta
Postal Code	T0H 1Z0

### **Amenities**

Utilities	Electricity Available, Natural Gas Available, Phone Available
Parking Spaces	20
Parking	Gravel Driveway

### **Interior**

Interior Features	High Ceilings
Heating	Forced Air, Natural Gas
Cooling	None

### **Exterior**

Lot Description	Cleared, Corner Lot
Construction	Metal Frame
Foundation	Concrete

### **Additional Information**

Date Listed	April 1st, 2019
Days on Market	2196
Zoning	Industrial

### **Listing Details**

Listing Office	Century 21 Prime Realty (2002) Ltd.
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