

# \$850,000 - 4931 48 Avenue, Irma

MLS® #A2187107

**\$850,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 7.60 Acres

Irma, Irma, Alberta

## BELOW REPLACEMENT VALUE! 2

Freestanding buildings on 7.60 Acres.  
Property is perfect for Oilfield related businesses, Farm equipment storage or many other Industrial related businesses. The Property is located just off of HWY 14 in the Village of Irma, Alberta just 20 minutes West of Wainwright and 90 minutes East of Edmonton.

Smaller building is 4,625 SF and the larger building is 14,000 SF. Seller is a General Contractor and is willing to work with the Buyer to modify the buildings to suit. Property can be made available for immediate possession.

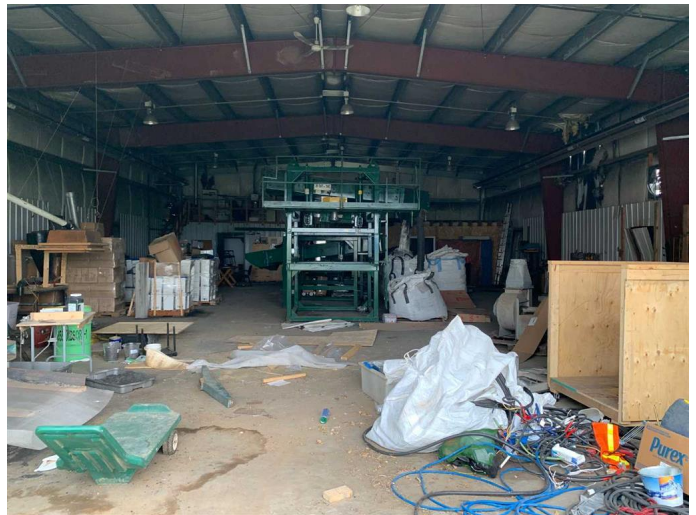
Built in 2014

## Essential Information

MLS® #	A2187107
Price	\$850,000
Bathrooms	0.00
Acres	7.60
Year Built	2014
Type	Commercial
Sub-Type	Industrial
Status	Active

## Community Information

Address	4931 48 Avenue
Subdivision	Irma
City	Irma
County	Wainwright No. 61, M.D. of



Province	Alberta
Postal Code	T0B 2H0

### Amenities

Utilities	Natural Gas Connected, Water Connected, Electricity Connected, Phone Connected
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### Interior

Heating	Natural Gas, Radiant
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### Exterior

Lot Description	Cleared, Level, Triangular Lot
Roof	Metal
Construction	Metal Siding, Metal Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	January 9th, 2025
Days on Market	99
Zoning	Industrial

### Listing Details

Listing Office	CDN Global Advisors Ltd.
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