

# \$218,000 - 5002 51 Avenue, Colinton

MLS® #A2156720

**\$218,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.56 Acres

NONE, Colinton, Alberta

**BUSINESS OR RECREATIONAL STORAGE SHOP** - owner in process of adding a cistern and septic tank - clean, well built, secure and well maintained 40'x60' shop (zoned Light Industrial) with a great location on over half an acre of yard. 15 minutes from Athabasca in the town of Colinton. 2,400 square feet with 3 bay doors - one 14'x14', two 10'x10'. The concrete slab is reinforced to meet almost any needs. Very well insulated and sealed for great temperature control. 220amp single phase power, infrared heat (with in-floor heat roughed in). Perfect for your business, industrial, or recreational storage needs!

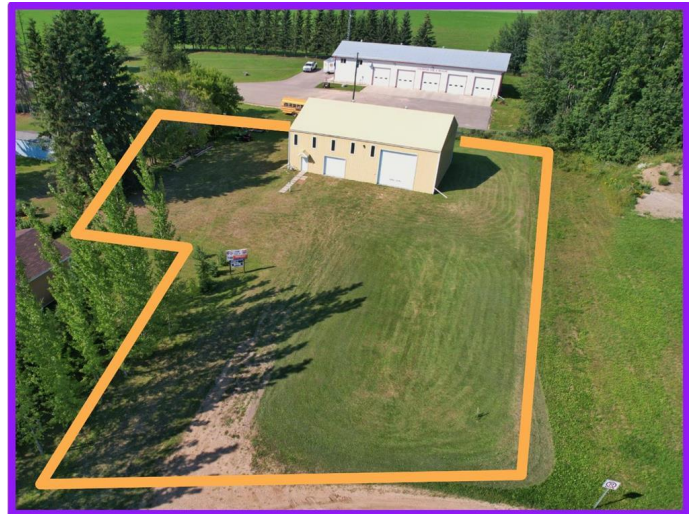
Built in 2008

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2156720   |
| Price      | \$218,000  |
| Bathrooms  | 0.00       |
| Acres      | 0.56       |
| Year Built | 2008       |
| Type       | Commercial |
| Sub-Type   | Industrial |
| Status     | Active     |

## Community Information

|             |                |
|-------------|----------------|
| Address     | 5002 51 Avenue |
| Subdivision | NONE           |
| City        | Colinton       |



|             |                  |
|-------------|------------------|
| County      | Athabasca County |
| Province    | Alberta          |
| Postal Code | T0G 0R0          |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 9th, 2024 |
| Days on Market | 313              |
| Zoning         | M1               |

### **Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | 3% REALTY PROGRESS |
|----------------|--------------------|

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