

# \$74,900 - 4904 51 Street, Innisfree

MLS® #A2070394

**\$74,900**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.10 Acres

Innisfree, Innisfree, Alberta

Affordable Commercial Storage Shop in Innisfree, AB â€” Ideal for Trucking, Trades, or Storage Use.

Tired of paying big city rates for shop or storage space? Discover unbeatable value in Innisfree, Albertaâ€”just 110 km from Edmontonâ€”with this 40â€™ x 60â€™ commercial storage building, offering small-town pricing and convenient access to major highway routes.

Perfect for trucking companies, trades businesses, or those needing secure storage, this versatile 2-bay shop includes:

East Bay: Accommodates units up to 13â€™6â€• high, with a 14â€™ wide overhead door

West Bay: Features a 9â€™ x 12â€™ overhead door

Power and natural gas to the property line

Village water and sewer services already brought into the building (utilities require final development)

This is a cost-effective alternative to building newâ€”ideal for expanding your business or securing additional storage in a central Alberta location.

Location Highlights:



Minutes from Highway access

Centrally located between Edmonton and  
Lloydminster

Quiet, low-traffic community setting

Don't miss this affordable opportunity to own  
commercial space with room to grow.

Built in 1993

### **Essential Information**

|            |            |
|------------|------------|
| MLS® #     | A2070394   |
| Price      | \$74,900   |
| Bathrooms  | 0.00       |
| Acres      | 0.10       |
| Year Built | 1993       |
| Type       | Commercial |
| Sub-Type   | Warehouse  |
| Status     | Active     |

### **Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 4904 51 Street            |
| Subdivision | Innisfree                 |
| City        | Innisfree                 |
| County      | Minburn No. 27, County of |
| Province    | Alberta                   |
| Postal Code | T0B 2G0                   |

### **Interior**

|         |      |
|---------|------|
| Heating | None |
|---------|------|

### **Exterior**

|                 |                           |
|-----------------|---------------------------|
| Lot Description | Corner Lot                |
| Roof            | Metal                     |
| Construction    | Metal Siding, Post & Beam |
| Foundation      | Poured Concrete           |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 1st, 2023 |
| Days on Market | 771              |
| Zoning         | C2               |

## **Listing Details**

|                |                       |
|----------------|-----------------------|
| Listing Office | RE/MAX PRAIRIE REALTY |
|----------------|-----------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.