

\$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.

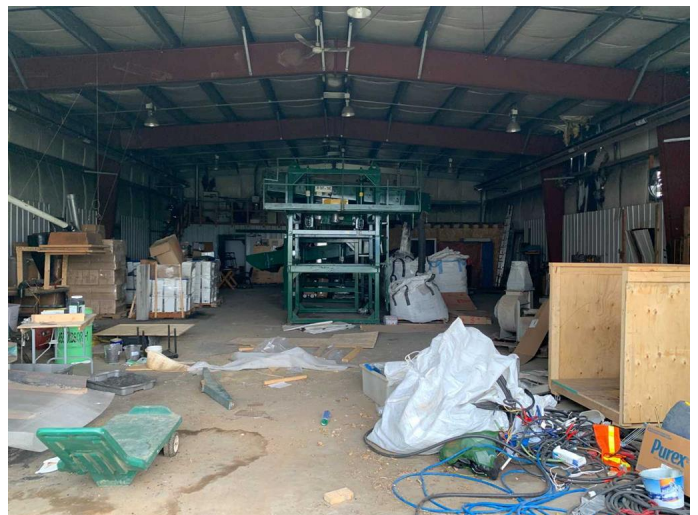
Built in 2014

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	Electricity Connected, Natural Gas Connected, Phone Connected, Water Connected
-----------	--

Interior

Heating	Natural Gas, Radiant
---------	----------------------

Exterior

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

Additional Information

Date Listed	January 9th, 2025
Days on Market	199
Zoning	Industrial

Listing Details

Listing Office	CDN Global Advisors Ltd.
----------------	--------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.