

# \$399,000 - 11916 95 Street, High Level

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MLS® #A2119721

**\$399,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.73 Acres

NONE, High Level, Alberta

The perfect opportunity for your new business venture has just hit the market. 3000 sq.ft. metal clad shop on .73 acres, with 480 & 206 3 phase power, an overhead 2 ton crane and located close to Hwy 35 offering great exposure may be just what you are looking for.

The shop offers a great reception/ office area, 1/2 bath & storage room. A mezzanine and some shelving in the shop offers ample room for storage. In addition to this, above the reception/office area is an amazing office area with large windows overlooking the shop area, a kitchenette, full bath & large closet. A 30' x 60' Coverall with 20 & 30 amp underground power, offers additional storage as well. For more information, call today.



Built in 2006

## Essential Information

MLS® #	A2119721
Price	\$399,000
Bathrooms	0.00
Acres	0.73
Year Built	2006
Type	Commercial
Sub-Type	Mixed Use
Status	Active

## Community Information

Address	11916 95 Street
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Subdivision NONE  
City High Level  
County Mackenzie County  
Province Alberta  
Postal Code T0H 1Z0

**Amenities**

Parking Spaces 10

**Interior**

Heating Forced Air, Natural Gas, Radiant

**Exterior**

Lot Description Street Lighting  
Roof Metal  
Construction Metal Siding  
Foundation Poured Concrete

**Additional Information**

Date Listed April 9th, 2024  
Days on Market 460  
Zoning Industrial

**Listing Details**

Listing Office Century 21 Prime Realty (2002)

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