

# \$345,000 - 4205 51 A Street, Killam

MLS® #A2172705

**\$345,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.44 Acres

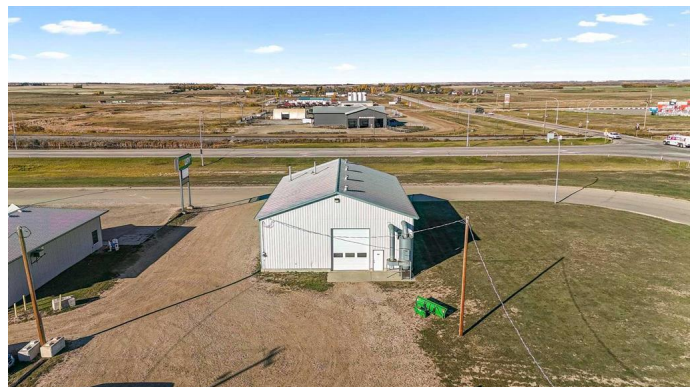
Killam, Killam, Alberta

Introducing an opportunity to acquire a property in Killam that offers a well appointed shop, show room space, office, storage, and plenty of graveled yard space. The building is wood framed on a concrete foundation with maintenance free steel cladding on the walls and roof. New windows for the showroom are energy efficient and allow plenty of light into the space. The shop interior is fully finished, with in-floor heat, has a 17'-4" ceiling height, a 12'x14' overhead door, and 532 sq.ft. of mezzanine space. There is over 375 sq.ft. of freshly painted show room space, that could also be used for storage or additional offices. There is already a front office, upper office/board room, and a 12'-2 x 23'-5" main floor space off the shop that could be used for storage, a paint booth, or offices. This property is in an excellent location with full access and visibility to both Hi-ways 13 and 36. The building is ready for a new business or for personal use.

Built in 1997

## Essential Information

MLS® #	A2172705
Price	\$345,000
Bathrooms	0.00
Acres	0.44
Year Built	1997
Type	Commercial



Sub-Type	Industrial
Status	Active

**Community Information**

Address	4205 51 A Street
Subdivision	Killam
City	Killam
County	Flagstaff County
Province	Alberta
Postal Code	T0B2L0

**Additional Information**

Date Listed	October 11th, 2024
Days on Market	191
Zoning	Light Industrial Business

**Listing Details**

Listing Office	Coldwell Banker Battle River Realty
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