

**MLS®-AWI45374 - 3404 53 STREET - \$899,000**



**Province**  
Alberta

**Price**  
\$899,000

Newer building in the Athabasca industrial area. As you walk into this amazing building, you are welcomed by a large reception area featuring 5 offices, all with their own temperature control and a large lunch room. Off to the side there is a man door that leads you to the 6,185 sq. ft. shop that has 3 overhead doors and a mezzanine that is 1,300 sq. ft. There is also 1,410 sq. ft. of office space on the second level, that has its own exterior door. This building features a mechanical system design that integrates an underground thermal storage system, transpired solar collector and cogeneration system. All located on 3.75 fenced acres. It is partially paved and has great access for large vehicles and storage.

*Courtesy Of: ROYAL LEPAGE COUNTY REALTY*



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