

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

---

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
---------	-----------------

Subdivision            NONE  
City                    High Level  
County                Mackenzie County  
Province              Alberta  
Postal Code          T0H 1Z0

**Amenities**

Parking Spaces      10

**Interior**

Heating               Forced Air, Natural Gas, Rad

**Exterior**

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

**Additional Information**

Date Listed           April 9th, 2024  
Days on Market      417  
Zoning                Industrial

**Listing Details**

Listing Office        Century 21 Prime Realty (2002)

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.

