

# **\$394,900 - 420 3rd Avenue W, Three Hills**

MLS® #A2205607

**\$394,900**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.50 Acres

NONE, Three Hills, Alberta

Located in a prime industrial area, this well-maintained property offers an ideal range for commercial uses. The property features excellent drainage from the NE to SW with compacted gravel surfaces, ensuring a solid foundation for any operation. Fully fenced yard with chain-link fencing and gated access, the premises offer a secure environment for any business. The main shop, originally constructed in 2002 with an addition in 2007, spans 30 x 52 feet. This building is designed with a metal clad roof and siding for low maintenance care. The shop includes triple-glazed windows for energy efficiency and natural lighting, a 10-foot overhead door at the rear for convenient access, and a 2-piece bathroom for staff and client comfort. The secondary structure, built in 2012, provides additional storage, workspace or separate bays. At 26 x 40 feet, this building offers a metal-clad roof and siding, with three separate bays, each equipped with 12-foot overhead doors for easy access and overhead heaters for climate control. Whether used for warehousing, light manufacturing, or other purposes, this building provides a versatile space for various operations. The property offers an abundance of storage space, with room for large equipment, materials, and vehicles. Additionally, there is plenty of parking space available, accommodating a high volume of vehicles or equipment. With its well-maintained buildings, secure perimeter, and flexible layout, this industrial property is a



fantastic opportunity for businesses looking to expand or establish a base of operations.

Built in 2002

### Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2205607   |
| Price      | \$394,900  |
| Bathrooms  | 0.00       |
| Acres      | 0.50       |
| Year Built | 2002       |
| Type       | Commercial |
| Sub-Type   | Industrial |
| Status     | Active     |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 420 3rd Avenue W |
| Subdivision | NONE             |
| City        | Three Hills      |
| County      | Kneehill County  |
| Province    | Alberta          |
| Postal Code | T0M 2N0          |

### Interior

|         |                              |
|---------|------------------------------|
| Heating | In Floor, Overhead Heater(s) |
|---------|------------------------------|

### Additional Information

|                |                           |
|----------------|---------------------------|
| Date Listed    | March 26th, 2025          |
| Days on Market | 54                        |
| Zoning         | I1 - Industrial General D |

### Listing Details

|                |                         |
|----------------|-------------------------|
| Listing Office | Century 21 Bravo Realty |
|----------------|-------------------------|

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