

# \$480,000 - 4806 52nd Street, Bentley

MLS® #A2227422

**\$480,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 1.16 Acres

NONE, Bentley, Alberta

Looking for a great shop AND lot? Look no further ~ located in the town of Bentley ~ just between Highway 12 and 12A, on a 1.16 acre lot complete with a 42 x 62 shop. The shop has 16' walls, 3 x 12'x12' overhead doors at the front; all 3 were framed at time of build to accommodate 14' high doors. There is one 12' x 14' overhead door on the West side of the building. Customers can wait in the foyer that is complete with a 2pcs bathroom. The office that looks into the foyer is 8' x 13' with great access to the main shop, or the 13' x 15' back storage room with another 2 pcs staff bathroom. Above the foyer, office and back storage is a 14' x 41' mezzanine that is great for storage and parts. The office/mezzanine was framed in a way that it could be taken out for one big open shop ~ you decide! ~ About half of the lot has a good gravel base for parking in all weather, the rest or back half of the lot is sandy clay. The building was built in 2006 has a floor drain that has a separator so that no oils will go into the sewer. ~ Immediate possession is available. Phase one environmental site assessment has been completed.

Built in 2006

## Essential Information

MLS® #	A2227422
Price	\$480,000



Bathrooms	0.00
Acres	1.16
Year Built	2006
Type	Commercial
Sub-Type	Mixed Use
Status	Active

### Community Information

Address	4806 52nd Street
Subdivision	NONE
City	Bentley
County	Lacombe County
Province	Alberta
Postal Code	T0C 0J0

### Amenities

Utilities	Electricity Connected, Natural Gas Connected, Phone Connected, Sewer Connected
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### Interior

Heating	Forced Air, Natural Gas
Cooling	Partial

### Exterior

Roof	Metal
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### Additional Information

Date Listed	June 10th, 2025
Days on Market	27
Zoning	Heavy Industrial

### Listing Details

Listing Office	RE/MAX real estate central alberta
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