

\$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 | 44 |
| Zoning | I1 - Industrial General D |

Listing Details

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

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