

## \$249,000 - 5205 47 Street, Elk Point

MLS® #E4442871

**\$249,000**

0 Bedroom, 0.00 Bathroom,  
Industrial on 0.00 Acres

Elk Point, Elk Point, AB

FOR SALE OR LEASE. 6200 sq.ft. warehouse building with office space on 2+ lots measuring 172.5 x 176.9' (0.71 acres) in Industrial Area in Elk Point - visible from Hwy 41. 1985 metal clad building includes 4 bays with newer 14' OH insulated doors (chain driven), cement floor with underfloor heat (newer boiler), floor sump, ceiling fans, 220 welding outlets and compressor lines. One bay is partially secluded from the other three. Main office area includes newer flooring and paint and features large customer receiving area with service counter, 2 admin offices, shop manager's office, 2 bathrooms, lunch room, tech room, tool room and utility room. Large compacted yard for heavy trucks and equipment with a paved apron. Has been recently fenced with chain link. A perfect place to start or expand your mechanics, oilfield, trucking, welding, service or manufacturing business. Vendor financing available to qualified purchaser with \$50,000 DP, 7.5% interest. GST applicable.

Built in 1985

### Essential Information

MLS® #	E4442871
Price	\$249,000
Bathrooms	0.00



Acres	0.00
Year Built	1985
Type	Industrial
Status	Active

### Community Information

Address	5205 47 Street
Area	Elk Point
Subdivision	Elk Point
City	Elk Point
County	ALBERTA
Province	AB
Postal Code	T0A 1A0

### Exterior

Exterior	Metal Clad
Construction	Metal Clad

### Additional Information

Date Listed	June 15th, 2025
Days on Market	74
Zoning	Zone 60

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Listing information last updated on August 28th, 2025 at 5:02am MDT