

# \$475,000 - 4806 52nd Street, Bentley

MLS® #A2227422

**\$475,000**

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  | \$475,000 |



|            |            |
|------------|------------|
| 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 |
|-----------|--------------------------------------------------------------------------------|

### Interior

|         |                         |
|---------|-------------------------|
| Heating | Forced Air, Natural Gas |
| Cooling | Partial                 |

### Exterior

|      |       |
|------|-------|
| Roof | Metal |
|------|-------|

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | June 10th, 2025  |
| Days on Market | 99               |
| Zoning         | Heavy Industrial |

### Listing Details

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX real estate central alberta |
|----------------|------------------------------------|

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