

# \$2,200,000 - 3704 53 Avenue, Provost

MLS® #A2135513

**\$2,200,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Provost, Provost, Alberta

Located in Provost. this exceptional 16,000 sq ft building, situated on 2 acres, constructed in 2014, is a prime opportunity for businesses seeking versatile and expansive space. With a 1,096 sq ft mezzanine featuring office space, this property caters to a variety of commercial needs. The 16,000 sq ft main area provides ample room for operations, ensuring your business has the space it needs to thrive. The building boasts high ceilings, allowing for flexible use of the space. Includes a wash bay, adding to the layout's versatility and suitability for various business types. The 1,096 sq ft mezzanine offers dedicated office space, perfect for administrative functions or as a management hub.

Built in 2014

## Essential Information

MLS® #	A2135513
Price	\$2,200,000
Bathrooms	0.00
Acres	0.00
Year Built	2014
Type	Commercial
Sub-Type	Warehouse
Status	Active

## Community Information

Address	3704 53 Avenue
---------	----------------



Subdivision	Provost
City	Provost
County	Provost No. 52, M.D. of
Province	Alberta
Postal Code	T0B 3S0

### Interior

Heating	Overhead Heater(s)
---------	--------------------

### Additional Information

Date Listed	May 25th, 2024
Days on Market	354
Zoning	M

### Listing Details

Listing Office	CENTURY 21 CONNECT REALTY
----------------	---------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.