

# \$850,000 - 4931 48 Avenue, Irma

MLS® #A2187107

**\$850,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 7.60 Acres

Irma, Irma, Alberta

**BELOW REPLACEMENT VALUE! 2**  
Freestanding buildings on 7.60 Acres.  
Property is perfect for Oilfield related  
businesses, Farm equipment storage or many  
other Industrial related businesses. The  
Property is located just off of HWY 14 in the  
Village of Irma, Alberta just 20 minutes West of  
Wainwright and 90 minutes East of Edmonton.  
Smaller building is 4,625 SF and the larger  
building is 14,000 SF. Seller is a General  
Contractor and is willing to work with the Buyer  
to modify the buildings to suit. Property can  
be made available for immediate possession.

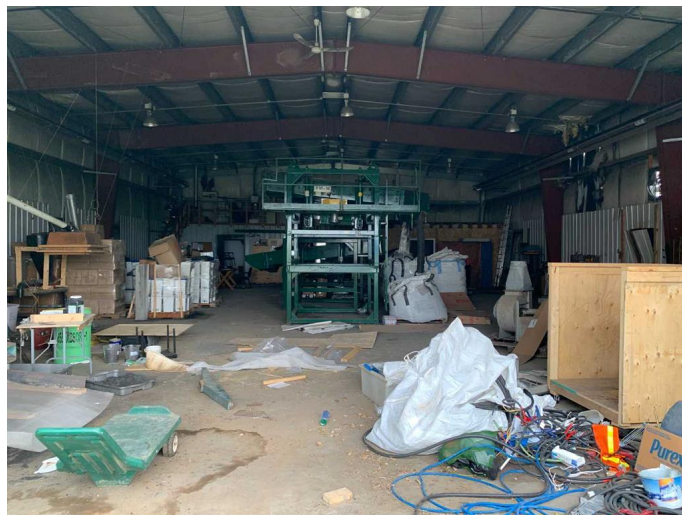
Built in 2014

## Essential Information

MLS® #	A2187107
Price	\$850,000
Bathrooms	0.00
Acres	7.60
Year Built	2014
Type	Commercial
Sub-Type	Industrial
Status	Active

## Community Information

Address	4931 48 Avenue
Subdivision	Irma
City	Irma
County	Wainwright No. 61, M.D. of



Province Alberta  
Postal Code T0B 2H0

### **Amenities**

Utilities Natural Gas Connected, Water Connected, Electricity Connected, Phone Connected

### **Interior**

Heating Natural Gas, Radiant

### **Exterior**

Lot Description Cleared, Level, Triangular Lot

Roof Metal

Construction Metal Siding, Metal Frame

Foundation Poured Concrete

### **Additional Information**

Date Listed January 9th, 2025

Days on Market 94

Zoning Industrial

### **Listing Details**

Listing Office CDN Global Advisors Ltd.

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