

# **\$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)
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### Additional Information

Date Listed	March 26th, 2025
Days on Market	33
Zoning	I1 - Industrial General D

### Listing Details

Listing Office	Century 21 Bravo Realty
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