

# \$2,300,000 - 5115 44 Street, St. Paul Town

MLS® #E4417510

**\$2,300,000**

0 Bedroom, 0.00 Bathroom,  
Industrial on 0.00 Acres

St. Paul Town, St. Paul Town, AB

Prime Commercial Building – Ideal for Automotive or Recreational Vehicle Business! Looking to expand your business? This versatile property offers everything you need! The west side features a spacious showroom, 3 offices, service counters, public washrooms, and ample storage space to keep operations running smoothly. The east side boasts a cement exterior pad, six 16-ft roll-up doors, 8 furnaces, an exhaust fan system, wash bays with 4 wand wash stations and vacuum, plus 2 staff washrooms. Upstairs, enjoy a staff area with kitchen and storage. Situated on approximately 3 acres, this property is built to accommodate a growing business. Don't miss this incredible opportunity!

Built in 2007

## Essential Information

MLS® #	E4417510
Price	\$2,300,000
Bathrooms	0.00
Acres	0.00
Year Built	2007
Type	Industrial
Status	Active

## Community Information

Address 5115 44 Street



Area	St. Paul Town
Subdivision	St. Paul Town
City	St. Paul Town
County	ALBERTA
Province	AB
Postal Code	T0A 3A0

### **Exterior**

Exterior	Metal
Construction	Metal

### **Additional Information**

Date Listed	January 9th, 2025
Days on Market	64
Zoning	Zone 60

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Listing information last updated on March 14th, 2025 at 1:32pm MDT