

\$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)
---------	------------------------------

Additional Information

Date Listed	March 26th, 2025
Days on Market	31
Zoning	I1 - Industrial General D

Listing Details

Listing Office	Century 21 Bravo 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.