

## \$699,000 - 6101 48 Street, Barrhead

MLS® #E4417168

**\$699,000**

0 Bedroom, 0.00 Bathroom,  
Retail on 0.00 Acres

Barrhead, Barrhead, AB

Success Creating High Exposure, Highly Trafficked 8056 sq ft Commercial Storefront & Industrial applicable property w/ flexible options for all industries including those requiring Quality Retail Space, Industrial Manufacturing or Potential Shop Bay space for Vehicles & Equipment. Excellent support including additional 2200sq ft heated shop & security fencing. Excellent Location, Parking & 3 Sided Access for Warehousing & Freight. Continued Interior & Exterior Improvements over the years including bright Eye Catching Frontage, Commercial Quality Flooring, Lighting & Modernized Interior Presentation as a Whole. Ground Level Entrance & flexible Interior options for stages of convenience including Retail Counter, Office Space Upper level warehousing & flexible future options. An attaching 1/2 acre lot is available for additional purchase should more yard space be required. This is an immediate opportunity for a property that will increase traffic & sales for your business. Location, Location, Location!!

Built in 1979

### Essential Information

MLS® #	E4417168
Price	\$699,000
Bathrooms	0.00



Acres	0.00
Year Built	1979
Type	Retail
Status	Active

### Community Information

Address	6101 48 Street
Area	Barrhead
Subdivision	Barrhead
City	Barrhead
County	ALBERTA
Province	AB
Postal Code	T7N 1A3

### Exterior

Exterior	Wood Frame
Construction	Wood Frame

### Additional Information

Date Listed	January 4th, 2025
Days on Market	106
Zoning	Zone 70

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 19th, 2025 at 10:47pm MDT