

## \$1,490,000 - N/a, Devon

MLS® #E4413453

**\$1,490,000**

0 Bedroom, 0.00 Bathroom,  
Business with Property on 0.00 Acres

Devon, Devon, AB

Excellent Business providing Machinist / Welding/ Fabrication and Custom Work and has been operating for over 30 years. Located in Industrial Area within 40 Minutes of Edmonton. 4542 sq.ft. Steel Frame Building and Metal Clad Roof built in 1996. Building is strategically positioned on 1.16 Acres allowing for ample parking or storage. Owners are retiring; and will provide a smooth transition with their long established clientele. Offers to be considered will be based on a Share Sale; or Asset Sale

Built in 1996

### Essential Information

|            |                        |
|------------|------------------------|
| MLS® #     | E4413453               |
| Price      | \$1,490,000            |
| Bathrooms  | 0.00                   |
| Acres      | 0.00                   |
| Year Built | 1996                   |
| Type       | Business with Property |
| Status     | Active                 |

### Community Information

|             |       |
|-------------|-------|
| Address     | N/a   |
| Area        | Devon |
| Subdivision | Devon |
| City        | Devon |



|             |         |
|-------------|---------|
| County      | ALBERTA |
| Province    | AB      |
| Postal Code | T9G 1Z9 |

**Exterior**

|              |             |
|--------------|-------------|
| Exterior     | Steel Frame |
| Construction | Steel Frame |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | November 9th, 2024 |
| Days on Market | 173                |
| Zoning         | Zone 92            |

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Listing information last updated on May 1st, 2025 at 7:47am MDT