

# \$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

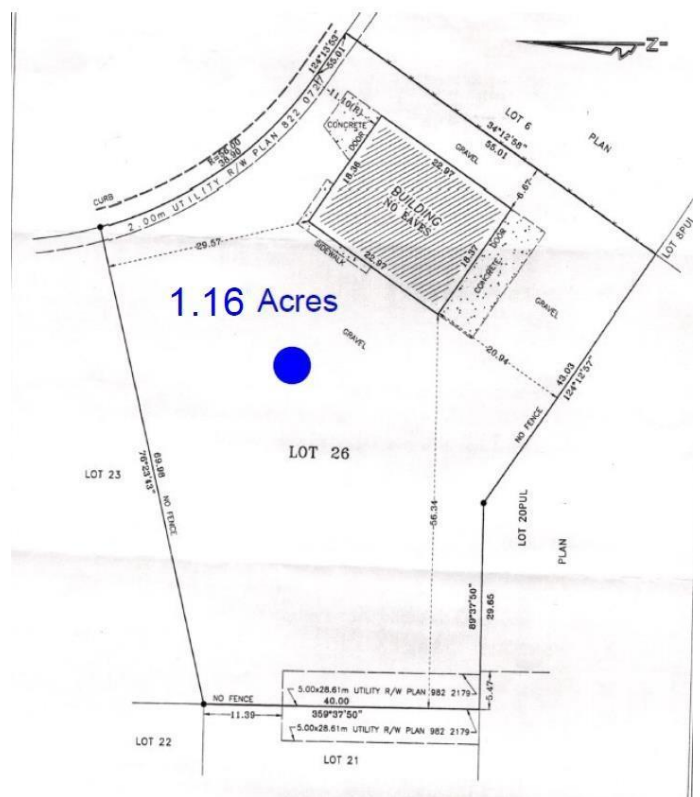
Built in 1996

## 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 | 145                |
| Zoning         | Zone 92            |

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 3rd, 2025 at 2:02pm MDT