

FOR SALE

1001 MINTO STREET
PENHOLD, AB





About the Property

Offered for sale is a versatile 5,100 SF freestanding building in Penhold, currently operating as the Penhold Fire Department. Situated on a generously sized lot with ample parking, this well-maintained property offers a functional layout ideal for a range of commercial, institutional, or service-based operations.

The main level includes a large open reception/classroom area, two private offices, air conditioning, and a newly installed hot water tank (2025). The lower level features a good-sized basement with multiple storage rooms and washrooms, providing added flexibility for staff areas or equipment storage.

The shop portion is fully equipped with five overhead doors, water lines throughout, washer/dryer hookups, and an emergency power generator, supporting operational continuity. Outside, a fenced yard offers additional storage, or potential use as a staff area, play area, or patio/dining space. The building is wheelchair accessible and offers the potential for rezoning to suit a variety of business needs. Possession is negotiable.

LEGAL DESCRIPTION

Plan RN26A, Block A, Lots 16 & 17, 18-20

BUILDING SIZE

5,100 SF

SITE SIZE

0.29 Acres

LOCATION

Penhold

ZONING

P1 Parks and Recreation Zone

PROPERTY TAXES

\$5,006 (Combined Lots 17-20)

SALE PRICE

\$529,000

POSSESSION

Negotiable

Building Details

BUILDING SIZE

5,100 SF

LOADING

(4) 12' x 14' Overhead Doors

(1) 8' x 10' Overhead Door

HVAC

Radiant Heating

Exhaust Fan

A/C

CEILING HEIGHT

15' Approx.

LIGHTING

Fluorescent

DRAINAGE

Double Compartment Sump

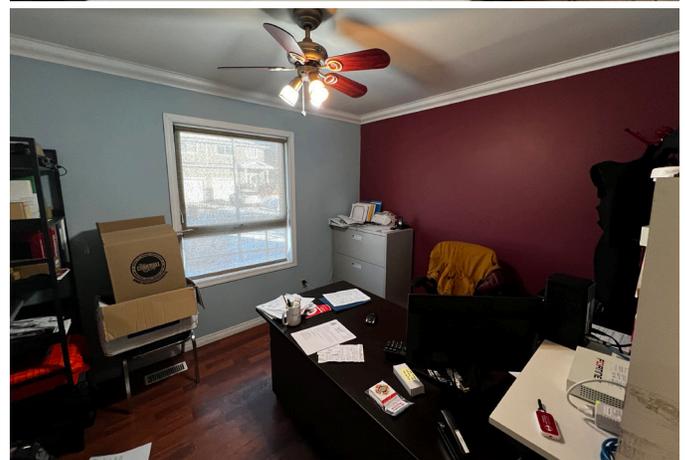
Trench Sump

YARD

Good sized lot and parking area. Ideal fenced yard area for additional storage, play area, patio/outdoor dining area, staff area

OTHER FEATURES

- › Large Open Reception/Classroom Area
- › (2) Offices
- › Good Sized Basement with Multiple Storage Rooms and Washrooms
- › Emergency Power Generator
- › Water Lines Throughout
- › Washer/Dryer Hookups
- › Wheelchair Accessible





Floor Plan

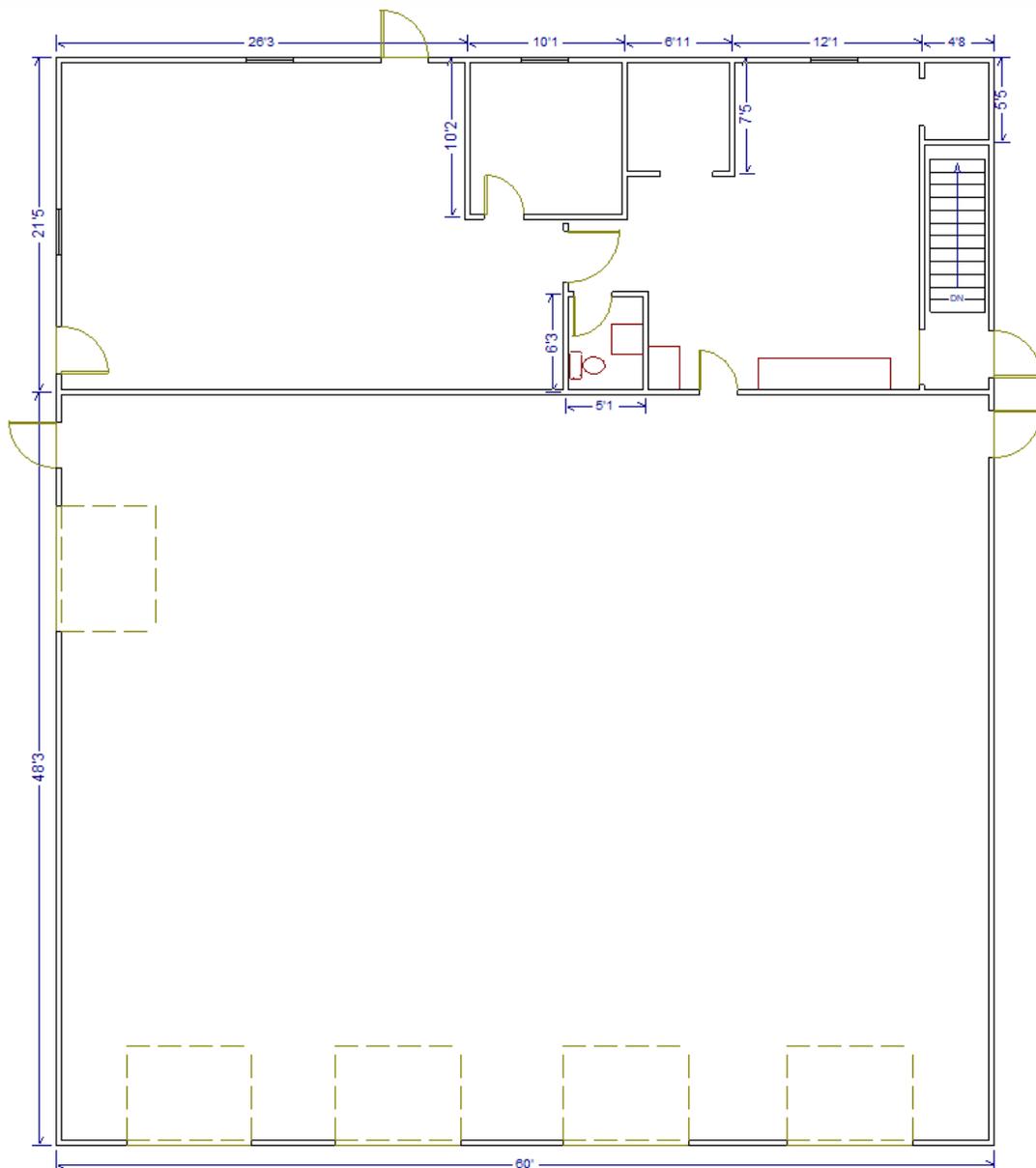
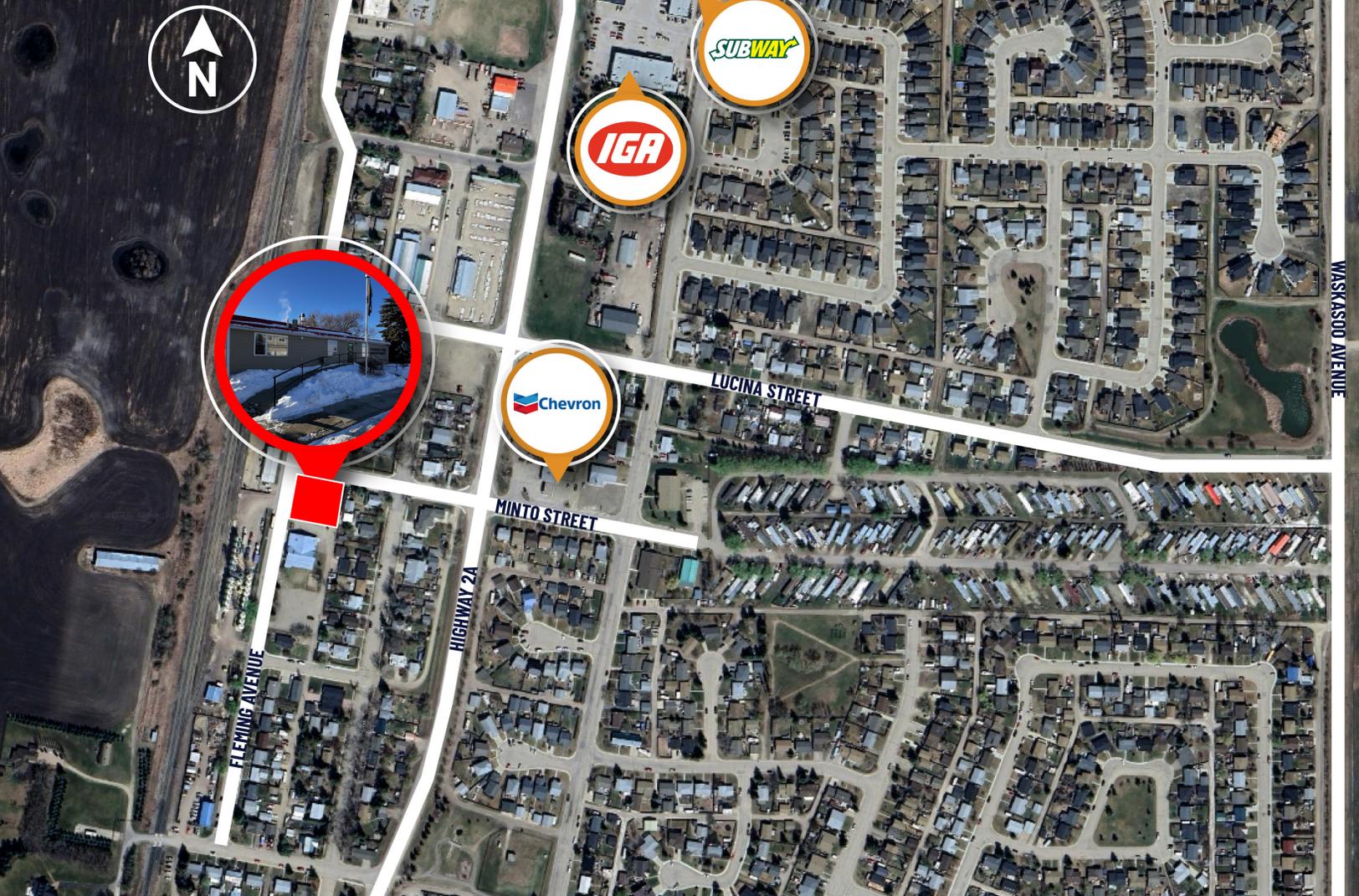


Diagram may not be accurate



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