

## \$249,900 - 5615 Railway Av, Boyle

MLS® #E4350521

**\$249,900**

Bedroom, Bathroom,  
Land Commercial on 0.10 Acres

Boyle, Boyle, AB

PRIME COMMERCIAL BUILDING IN BOYLE VISIBLE FROM HWY 63 HALF WAY BETWEEN EDMONTON AND FORT MCMURRAY! This property (formerly Boyle Vet Clinic) is a very well cared from property and building! The building features almost a 2000 sqft foot print with a reception area, office, medial inspection rooms, kennel room, half bath, and a massive large animal inspection area with a 10ft overhead door! This building could easily still function as a vet clinic, offices with front reception, warehouse with retail front, craft brewery or renovate to suite your own unique needs! The property is conveniently located across the street from the Co-op Grocery Store in Boyle! There is loads of parking along the street as well as space out back to park trucks/trailers if needed! This property is FULLY SERVICED with MUNICIPAL SERVICES! Don't miss out on this unique opportunity!

### Essential Information

MLS® #	E4350521
Price	\$249,900
Acres	0.10
Type	Land Commercial

### Community Information



Address	5615 Railway Av
Area	Athabasca
Subdivision	Boyle
City	Boyle
Province	AB
Postal Code	T0A 0M0

### **Additional Information**

Date Listed	July 17th, 2023
Zoning	Commercial

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2024 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 May 12th, 2024 at 4:46pm MDT