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11201/11101 97 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Wembley, Alberta



Listing ID:
26800


MLS ID:
A2170195

\$3,900,000



 **TIM BLAKE**
 (780) 897-8847

 RE/MAX Grande Prairie
 780-538-4747

 11201/11101 97 Street , Wembley , Alberta T0H3S0

Transaction Type

For Sale

Days On Market

203

Zoning

M1/UR

Subdivision

NONE

Year Built

2012

Structure Type

Industrial

Property Type

Commercial

Property Sub Type

Industrial

Legal Plan

1125508

Building Area (Sq. Ft.)

25566.00

Building Area (Sq. M.)

2375.14

Lot Size (Sq. Ft.)

548856

Lot Size (Acres)

12.60

Construction Type

ICFs (Insulated Concrete Forms)

Electric

Three Phase

Cooling

Central Air

Heating

In Floor, Forced Air, Natural Gas

Commercial Amenities

Compacted Yard

Inclusions

Office Furniture, Appliances negotiable

Restrictions

None Known

Reports

None

Concrete ICF all the way up on this top of the line 20,907 Sq Ft Shop and office on 12.6 Acres. Main Shop features 3) 105' pull through bays. 2) Overhead doors are 16' tall and 1) 18' tall all automatic. With the ICF and in floor heat this is a very energy efficient building. The entrance to the office is setup to impress and offers spacious well lit executive offices on both floors boardrooms and lots of storage. There is also a second stand alone heated 40' Wide x 65' Long shop with 16' Overhead door. on the first parcel. Parcel 2 includes 2059 Sq Ft Residence with 6 beds 4 bathrooms perfect for staff housing or generating rental income. There is another fully serviced site that used to have a modular home. Both properties are serviced with wells and septic systems but hookup to town water and sewer is a option for the future. High speed fibre internet is already ran into main shop. Huge value as the total Sq Ft of all the buildings is 25,566 and 12.6 Acres. Also for lease. See MLS#A2174949

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