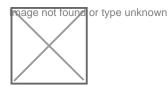


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

114 1 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationFox Creek, Alberta

Listing ID: 28310

MLS ID: A2148954

\$469,000



- △ CATHY WILTSE
- **2** (780) 622-7422
- EXIT REALTY RESULTS
- **2** 780-779-0090
- 🖄 114 1 Avenue, Fox Creek, Alberta T0H 1P0

Transaction Type

For Sale

Subdivision

NONE

Structure Type

Mixed Use

Legal Plan 6611NY

Construction Type
Concrete, Metal Siding

HeatingForced Air, Natural Gas

Reports None **Days On Market**

416

Building Type

Office Building, Warehouse

Property Type Commercial

Building Area (Sq. Ft.) 1944.00

Roof

Inclusions

N/A

Metal

Zoning

M-1

Year Built

1978

Property Sub Type

Mixed Use

Building Area (Sq. M.)

180.60

FoundationPoured Concrete

Restrictions

None Known

WHAT YOU HAVE BEEN LOOKING FOR TO KEEP YOUR BUSINESS ALL IN ONE. SHOP 1200 SQFT MAIN OFFICE 504 SQ FT 2 ND OFFICE 240SQFT LOT SIZE .36705 ACRES SHED 12 BY 20 SQFT This shop has a floor drain that drains into a storage tank, so what ever is on your trucks it doesn't go into the town sewer. This owner was way ahead of his time as this is what everyone should have. Larger office up fount with desks for you to go right to work. Storage room or more office space to side. Smaller private office to back of shop with door to out back. Large lot for all your parking or expansion need for the future. Shop has over head heat with 14 ft electric garage door. SHOP IS ON TOWN WATER AND SEWER. POWER IS UNDER GROUND. OWNER HAVE A HISTORICAL ENVIRONMENTAL DONE BY TOWN.

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