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## 114 1 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale





**Location**  
Fox Creek, Alberta



**Listing ID:**  
28310

**MLS ID:**  
A2148954

**\$469,000**



 **CATHY WILTSE**  
 (780) 622-7422

 **EXIT REALTY RESULTS**  
 780-779-0090

 114 1 Avenue , Fox Creek , Alberta T0H 1P0

**Transaction Type**

For Sale

**Days On Market**

353

**Zoning**

M-1

**Subdivision**

NONE

**Building Type**

Office Building, Warehouse

**Year Built**

1978

**Structure Type**

Mixed Use

**Property Type**

Commercial

**Property Sub Type**

Mixed Use

**Legal Plan**

6611NY

**Building Area (Sq. Ft.)**

1944.00

**Building Area (Sq. M.)**

180.60

**Construction Type**

Concrete, Metal Siding

**Roof**

Metal

**Foundation**

Poured Concrete

**Heating**

Forced Air, Natural Gas

**Inclusions**

N/A

**Restrictions**

None Known

**Reports**

None

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 front 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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