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11201 97 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Wembley, Alberta



Listing ID:
28816


MLS ID:
A2173734

\$3,300,000



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

 RE/MAX Grande Prairie
 780-538-4747

 11201 97 Street , Wembley , Alberta T0H3S0

Transaction Type

For Sale

Days On Market

191

Zoning

M1 IND

Subdivision

NONE

Year Built

2012

Structure Type

Industrial

Property Type

Commercial

Property Sub Type

Industrial

Legal Plan

1125508

Building Area (Sq. Ft.)

23507.00

Building Area (Sq. M.)

2183.85

Lot Size (Sq. Ft.)

139827

Lot Size (Acres)

3.21

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 negotiable

Restrictions

None Known

Reports

None

2 shops totaling 23,507 Sq Ft ! The main shop is concrete ICF all the way up on this top of the line Shop and office. 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. These shops sit on 3.21 Acres but if more land is needed can be bought together with the adjacent lot see MLS #A2170195. Also for lease. See MLS#A2174949.

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