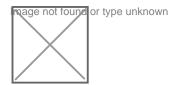


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## **11201 97 STREET FOR SALE**

Commercial Real Estate > Commercial Property for Sale



LocationListing ID:MLS ID:Wembley, Alberta28816A2173734

\$3,300,000



<sup>△</sup> TIM BLAKE

**2** (780) 897-8847

RE/MAX Grande Prairie

**2** 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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