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5013 SMITH FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Fabyan, Alberta



Listing ID:
28855


MLS ID:
A2174810

\$450,000



 **CHERYL MACISAAC**
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 5013 Smith , Fabyan , Alberta T9W 1T3

Transaction Type

For Sale

Days On Market

311

Zoning

Fabyan Industrial

Subdivision

Fabyan

Year Built

1981

Structure Type

Industrial

Property Type

Commercial

Property Sub Type

Industrial

Legal Plan

9021139

Building Area (Sq. Ft.)

4608.00

Building Area (Sq. M.)

428.09

Construction Type

Metal Frame,Metal Siding

Roof

Metal

Inclusions

Hotsy Pressure-washer, Air-compressor

Restrictions

None Known

Reports

None

Located just 10 minutes from Wainwright in Fabyan, AB, this 1.63-acre chain-link fenced property is a fully functional and spacious workspace, ideal for various business needs. The property features a 48'x96' metal frame shop with tin walls inside and out, offering four large overhead doors (two 14'x16' and two 12'x14') that provide easy access for large equipment. The shop is equipped with in-floor heating powered by a newly installed boiler in 2024, and one of the overhead doors was also replaced in 2024. Inside the shop, you'll find useful equipment such as a Hotsy power washer, an air compressor with wall-mounted air lines, and a drill press, all ready for immediate use. A floor drain ensures easy maintenance, and there is an exhaust fan already in place, which only requires a new motor to be operational. Adjacent to the main shop, the property also includes a 24'x24' garage with a cement floor, providing additional storage or workspace. The office space offers a separate entrance leading into a reception area, a parts room, and a convenient 2-piece bathroom. For added functionality, the shop itself has a 3-piece bathroom with a shower. Upstairs, there is an additional office area along with a coffee room, offering a comfortable and private space for work and breaks. This property is a well-equipped, versatile space that is ready to accommodate a variety of business operations. Don't miss this opportunity—schedule your viewing today!

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