

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.

## 5013 SMITH FOR SALE



Commercial Real Estate > Commercial Property for Sale

**Location**  
Fabyan, Alberta

**Listing ID:**  
28855

**MLS ID:**  
A2174810

**\$450,000**



 **CHERYL MACISAAC**  
 (780) 806-9665

 RE/MAX BAUGHAN REALTY  
 780-842-3855

 5013 Smith , Fabyan , Alberta T9W 1T3

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 496	<b>Zoning</b> Fabyan Industrial
<b>Subdivision</b> Fabyan	<b>Year Built</b> 1981	<b>Structure Type</b> Industrial
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Industrial	<b>Legal Plan</b> 9021139
<b>Building Area (Sq. Ft.)</b> 4608.00	<b>Building Area (Sq. M.)</b> 428.09	<b>Construction Type</b> Metal Frame,Metal Siding
<b>Roof</b> Metal	<b>Inclusions</b> Hotsy Pressure-washer, Air-compressor	<b>Restrictions</b> None Known
<b>Reports</b> 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!

**Disclaimer** - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.