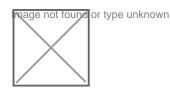


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

5013 SMITH FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location Fabyan, Alberta Listing ID:

MLS ID: 28855 A2174810

\$450,000



- △ CHERYL MACISAAC
- **2** (780) 806-9665
- RE/MAX BAUGHAN REALTY
- **2** 780-842-3855
- 5013 Smith , Fabyan , Alberta T9W 1T3

Transaction Type

For Sale

Subdivision

Fabyan

Property Type Commercial

Building Area (Sq. Ft.)

4608.00

Metal

Roof

Reports None **Days On Market**

249

Year Built

1981

Property Sub Type

Industrial

Building Area (Sq. M.)

428.09

Inclusions

Hotsy Pressure-washer, Air-compressor

Zoning

Fabyan Industrial

Structure Type

Industrial

Legal Plan

9021139

Construction Type

Metal Frame, Metal Siding

Restrictions

None Known

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 infloor 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.