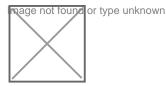


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## **5013 SMITH FOR SALE**

Commercial Real Estate > Commercial Property for Sale



**Location**Fabyan, Alberta

Listing ID: 28855

A2174810

MLS ID:

\$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

Roof Metal

**Reports** None **Days On Market** 

311

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!

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