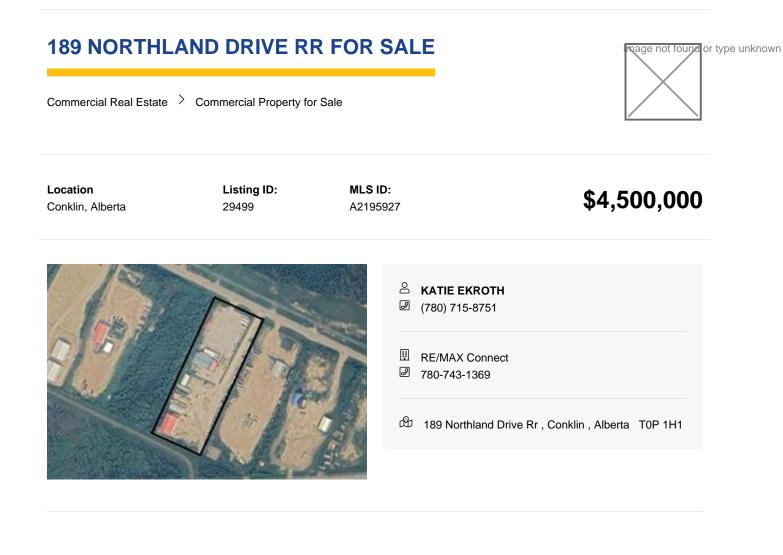


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Transaction Type For Sale	Days On Market 190	Zoning Bl
Subdivision Conklin	Building Type Commercial Mix	Year Built 1990
Structure Type	Property Type Commercial	Property Sub Type
Legal Plan 8520247	Building Area (Sq. Ft.) 18612.55	Building Area (Sq. M.)
Lot Size (Sq. Ft.)	Lot Size (Acres)	Inclusions
220849 Restrictions	5.07 Reports	N/A
None Known	None	

Unlock an exceptional opportunity in Conklin, AB, with this expansive 5+ acre commercial property boasting prime frontage and the potential to subdivide around 2+ acre securely fenced acres. Highlighted features include: two 6,000+ sq ft shops. Shop 1 offers four 100 ft bays, efficient oil disposal system, small vehicle wash bay, C02 suction fans, two lockers. Shop 2 offers three 100 ft bays, dedicated welding bay, 28 ft x 70 ft truck bay, and two 8 ft x 40 ft stacked sea containers for parts and storage. Additional amenities: 24 ft x 60 ft office trailer, large Quonset Hut, potable water shed from a reliable well, and a secure environment with fencing and cross-fencing. Power supply to support operations related to fuel storage as well. Located in the heart of Conklin, this property promises commercial versatility, making it a well-rounded investment opportunity. Embrace the potential of this expansive and strategically located commercial space! Contact agent for an additional commercial property opportunity and a list of housing options as well.

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