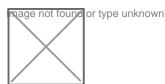


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189 NORTHLAND DRIVE RR FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationConklin, Alberta

Listing ID: 29499

MLS ID: A2195927

\$4,500,000



△ KATIE EKROTH

2 (780) 715-8751

RE/MAX Connect

2 780-743-1369

189 Northland Drive Rr , Conklin , Alberta T0P 1H1

Transaction Type

For Sale

Days On Market

127

Zoning

ВΙ

Subdivision

Conklin

Building TypeCommercial Mix

Year Built 1990

Structure Type

Industrial

Property Type Commercial **Property Sub Type**

Industrial

Legal Plan

8520247

Building Area (Sq. Ft.)

18612.55

Building Area (Sq. M.)

1729.15

Lot Size (Sq. Ft.)

220849

Lot Size (Acres)

5.07

Inclusions

N/A

Restrictions
None Known

Reports 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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