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## 189 NORTHLAND DRIVE RR FOR SALE

Commercial Real Estate > Commercial Property for Sale





**Location**  
Conklin, Alberta



**Listing ID:**  
29499


**MLS ID:**  
A2195927

**\$4,500,000**



 **KATIE EKROTH**  
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 RE/MAX Connect  
 780-743-1369

 189 Northland Drive Rr , Conklin , Alberta T0P 1H1

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 190	<b>Zoning</b> BI
<b>Subdivision</b> Conklin	<b>Building Type</b> Commercial Mix	<b>Year Built</b> 1990
<b>Structure Type</b> Industrial	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Industrial
<b>Legal Plan</b> 8520247	<b>Building Area (Sq. Ft.)</b> 18612.55	<b>Building Area (Sq. M.)</b> 1729.15
<b>Lot Size (Sq. Ft.)</b> 220849	<b>Lot Size (Acres)</b> 5.07	<b>Inclusions</b> N/A
<b>Restrictions</b> None Known	<b>Reports</b> 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, CO2 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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