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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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 189 Northland Drive Rr , Conklin , Alberta T0P 1H1

Transaction Type For Sale	Days On Market 127	Zoning BI
Subdivision Conklin	Building Type Commercial 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, 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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