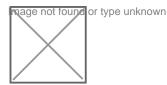


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 2212 AIRPORT ROAD FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location** Wabasca, Alberta Listing ID: 30329

MLS ID: A2215317

\$365,000



<sup>△</sup> JOAN NELSON

**(780)** 689-1931

■ RE/MAX REAL ESTATE

**2** 780-689-1931

rPr

2212 AIRPORT ROAD , Wabasca , Alberta T0G 0X0

**Transaction Type** 

For Sale

**Days On Market** 

65

Zoning

M1

Subdivision

NONE

**Building Type** 

See Remarks

Year Built

2006

**Structure Type** 

Industrial

Property Type Commercial **Property Sub Type** 

Industrial

Legal Plan

209a: 1 ia.

Building Area (Sq. Ft.)

Building Area (Sq. M.)

0023445

1520.00

141.21

Lot Size (Sq. Ft.)

261360

Lot Size (Acres)

6.00

Inclusions

N/A

Restrictions Reports
None Known None

6 acres of industrial property located in Wabasca. Partially fenced, yard lights & barrier around permitter. Used for a hotshot/picker truck service and has mobile for on site residence or office. Main yard is gravel with grass compound area. 6 RV rental parking sites for year round usage, hookups include power, sewer, propane & water. Hydrant and pad for truck wash, electrical pane in the power house & 220 service. This supplies the outside services and RV sites. The 2006 mobile has 1520 sq. ft., 3 bedroom, air conditioning, natural gas fireplace, property serviced by town water and sewer. The family room could be setup as an office. Landscaping is completed around mobile.

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