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2051 PROSPECT DRIVE FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Wabasca, Alberta



Listing ID:
31335


MLS ID:
A2237214

\$699,000



 **HAROLD NORBERG**
 (780) 529-9929

 CENTURY 21 NORTHERN REALTY
 780-849-2229

 2051 Prospect Drive , Wabasca , Alberta T0G 2K0

Transaction Type For Sale	Title Fee Simple	Days On Market 3
Zoning Industrial	Subdivision NONE	Building Type Free-Standing
Year Built 2015	Structure Type Industrial	Property Type Commercial
Property Sub Type Industrial	Legal Plan 1222135	Building Area (Sq. Ft.) 3200.00
Building Area (Sq. M.) 297.29	Lot Size (Sq. Ft.) 130680	Lot Size (Acres) 3.00
Construction Type Concrete,Metal Frame,Metal Siding	Roof Metal	Heating In Floor,Natural Gas
Lot Features Cleared,Low Maintenance Landscape	Commercial Amenities Compacted Yard,Compressed Air Lines,Exhaust Fan(s),Parking-Extra	Access to Property Airport Nearby,Gravel Road
Inclusions None	Restrictions None Known	Reports Site Plans

1st Class commercial building and yard in Wabasca industrial area, just off of Airport road. Modern 40x80 shop with 16 ft overhead door and in-floor heating in the cement pad. This 3.2 acre yard is fully graveled with a nylex/geo grid base and landscaped for full water drainage. Yard lights and perimeter is completely phoenix fenced with barb wire for complete security. This massive yard has a solid base and good drainage; it can contain a full fleet of equipment adequately with room to spare. Also on site is a 60x14 Rig shack; which can be used as an office or living quarters. A commercial opportunity for any equipment based business!!

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