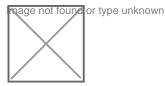


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2051 PROSPECT DRIVE FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location Wabasca, Alberta Listing ID: 31335

MLS ID: A2237214

\$699,000



- **△** HAROLD NORBERG
- **2** (780) 529-9929
- ☑ CENTURY 21 NORTHERN REALTY
- **2** 780-849-2229
- 2051 Prospect Drive , Wabasca , Alberta T0G 2K0

Transaction Type Title Days On Market

For Sale Fee Simple 144

ZoningSubdivisionBuilding TypeIndustrialNONEFree-Standing

Year BuiltStructure TypeProperty Type2015IndustrialCommercial

Property Sub Type Legal Plan Building Area (Sq. Ft.)

Industrial 1222135 3200.00

Building Area (Sq. M.) Lot Size (Sq. Ft.) Lot Size (Acres)

297.29 130680 3.00

Construction Type Roof Heating

Concrete, Metal Frame, Metal Siding Metal In Floor, Natural Gas

Lot Features Commercial Amenities

Access to Property

Cleared, Low Maintenance Landscape

Compacted Yard, Compressed Air

Lines, Exhaust Fan(s), Parking-Extra

Airport Nearby, Gravel Road

InclusionsRestrictionsReportsNoneNone KnownSite 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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