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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 Masters

 2051 Prospect Drive , Wabasca , Alberta T0G 2K0

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 205
<b>Zoning</b> Industrial	<b>Subdivision</b> NONE	<b>Building Type</b> Free-Standing
<b>Year Built</b> 2015	<b>Structure Type</b> Industrial	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Industrial	<b>Legal Plan</b> 1222135	<b>Building Area (Sq. Ft.)</b> 3200.00
<b>Building Area (Sq. M.)</b> 297.29	<b>Lot Size (Sq. Ft.)</b> 130680	<b>Lot Size (Acres)</b> 3.00
<b>Construction Type</b> Concrete,Metal Frame,Metal Siding	<b>Roof</b> Metal	<b>Heating</b> In Floor,Natural Gas
<b>Lot Features</b> Cleared,Low Maintenance Landscape	<b>Commercial Amenities</b> Compacted Yard,Compressed Air Lines,Exhaust Fan(s),Parking-Extra	<b>Access to Property</b> Airport Nearby,Gravel Road
<b>Inclusions</b> None	<b>Restrictions</b> None Known	<b>Reports</b> 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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