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