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2241 AIRPORT ROAD FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Wabasca, Alberta

Listing ID:
31569

MLS ID:
A2245199

\$529,900



 **BRENDA BALLARD**
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 **ROYAL LEPAGE PROGRESSIVE REALTY**
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 2241 Airport Road , Wabasca , Alberta T0G 2K0

Transaction Type	Title	Days On Market
For Sale	Fee Simple	189
Zoning	Subdivision	Building Type
M1	NONE	Commercial Mix, Warehouse
Year Built	Structure Type	Property Type
2006	Industrial	Commercial
Property Sub Type	Legal Plan	Building Area (Sq. Ft.)
Industrial	1521023	2400.00
Building Area (Sq. M.)	Lot Size (Sq. Ft.)	Lot Size (Acres)
222.97	107593	2.47
Construction Type	Roof	Cooling
Metal Frame, Metal Siding	Metal	None
Heating	Access to Property	Inclusions
Natural Gas, Radiant	Accessible to Major Traffic Route, Airport Nearby, Direct Access, Paved Road, Public	White C-can, 3 C-can's welded together, Disassembled Garage Door, Ladder, Office Furniture
Restrictions	Reports	
None Known	None	

Well Maintained 3 Bay Shop on Airport Rd in Wabasca AB. Building has 2-16' bay doors with a 3rd one included to be installed, a reception area, office; with furniture included and 3 Pc bathroom. Mezzanine above this area for added storage houses the HWT and one of the panel boxes. The building has 3 Phase Power, Natural Gas with Radiant Heat and Municipal Water/Sewer. This 2.47 Acre parcel comes with a C-can storage consisting of 3 units welded together, wired and ready to be insulated, a 2nd C-can for added storage. The yard has plenty of space for future development and parking, conveniently located close to the local Airport and access roads in the Industrial area. Imagine your next business venture at 2241 Airport Rd.

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