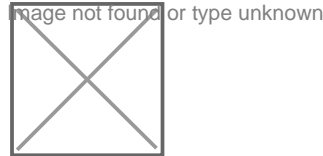


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

2241 AIRPORT ROAD FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Wabasca, Alberta


Listing ID:
31569

MLS ID:
A2245199

\$539,900



 **BRENDA BALLARD**
 (780) 849-9120

 **ROYAL LEPAGE PROGRESSIVE REALTY**
 780-805-3111

 2241 Airport Road , Wabasca , Alberta T0G 2K0

Transaction Type For Sale	Title Fee Simple	Days On Market 63
Zoning M1	Subdivision NONE	Building Type Commercial Mix,Warehouse
Year Built 2006	Structure Type Industrial	Property Type Commercial
Property Sub Type Industrial	Legal Plan 1521023	Building Area (Sq. Ft.) 2400.00
Building Area (Sq. M.) 222.97	Lot Size (Sq. Ft.) 107593	Lot Size (Acres) 2.47
Construction Type Metal Frame,Metal Siding	Roof Metal	Cooling None
Heating Natural Gas,Radiant	Access to Property Accessible to Major Traffic Route,Airport Nearby,Direct Access,Paved Road,Public	Inclusions White C-can, 3 C-can's welded together, Disassembled Garage Door, Ladder, Office Furniture
Restrictions None Known	Reports 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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