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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

**\$519,900**



 **BRENDA BALLARD**  
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 2241 Airport Road , Wabasca , Alberta T0G 2K0

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 315
<b>Zoning</b> M1	<b>Subdivision</b> NONE	<b>Building Type</b> Commercial Mix,Warehouse
<b>Year Built</b> 2006	<b>Structure Type</b> Industrial	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Industrial	<b>Legal Plan</b> 1521023	<b>Building Area (Sq. Ft.)</b> 2400.00
<b>Building Area (Sq. M.)</b> 222.97	<b>Lot Size (Sq. Ft.)</b> 107593	<b>Lot Size (Acres)</b> 2.47
<b>Construction Type</b> Metal Frame,Metal Siding	<b>Roof</b> Metal	<b>Cooling</b> None
<b>Heating</b> Natural Gas,Radiant	<b>Access to Property</b> Accessible to Major Traffic Route,Airport Nearby,Direct Access,Paved Road,Public	<b>Inclusions</b> White C-can, 3 C-can's welded together, Disassembled Garage Door, Ladder, Office Furniture
<b>Restrictions</b> None Known	<b>Reports</b> 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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