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300 1B AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Fox Creek, Alberta



Listing ID:
31849

MLS ID:
A2251368

\$1,690,000



 **JACQUALINE CHAMBERS**

 ROYAL LEPAGE MODERN REALTY
 780-396-4350

 300 1B Avenue , Fox Creek , Alberta T0H 3Z0

Transaction Type

For Sale

Days On Market

2

Zoning

M-1

Subdivision

NONE

Building Type

Commercial Mix

Year Built

1981

Structure Type

Industrial

Property Type

Commercial

Property Sub Type

Industrial

Legal Plan

1823082

Building Area (Sq. Ft.)

6800.00

Building Area (Sq. M.)

631.74

Lot Size (Sq. Ft.)

74487

Lot Size (Acres)

1.71

Construction TypeAluminum Siding ,Concrete,Metal
Frame,Wood Frame**Roof**

Metal

Foundation

Poured Concrete

Cooling

Central Air

Heating

Ceiling,Natural Gas

Lot Features

Corner Lot,Open Lot

Commercial AmenitiesBoardroom,Cranes,Exhaust
Fan(s),Kitchen,Outside Storage,Parking-
Extra**Access to Property**Accessible to Major Traffic Route,Direct
Access**Inclusions**

3 ton overhead crane

Restrictions

Easement Registered On Title

ReportsEnvironmental Phase 1,Standard form of
Lease

Prime commercial property in Fox Creek. This 6800sq.ft shop sits on a spacious 1.71 acre lot, offering ample space for parking and operations. In the industrial area with approximately 400ft of frontage, this shop features 20' ceilings, including a 3 ton overhead crane, four 14' by 12' overhead doors and a 10' by 12' overhead door. Inside, the property offers a boardroom, multiple offices and a kitchen, providing functional space to accommodate teams, meetings and day-to-day operations.

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