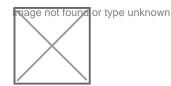


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300 1B AVENUE FOR SALE

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
- **2** 780-396-4350
- 300 1B Avenue, Fox Creek, Alberta T0H 3Z0

Transaction Type

For Sale

Days On Market

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 Type

Aluminum Siding ,Concrete,Metal

Frame, Wood Frame

Commercial Amenities

Roof Metal **Foundation**

Poured Concrete

Cooling Central Air

Heating

Ceiling, Natural Gas

Lot Features

Boardroom, Cranes, Exhaust Corner Lot, Open Lot

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

Reports

Environmental 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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