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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**

123

**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**Roof**

Metal

**Foundation**

Poured Concrete

**Cooling**

Central Air

**Heating**

Ceiling,Natural Gas

**Lot Features**

Corner Lot,Open Lot

**Commercial Amenities**Boardroom,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

**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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