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9401 98 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
La Crete, Alberta



Listing ID:
32305


MLS ID:
A2260558

\$595,000



 **CALEB DOERKSEN**
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 9401 98 Street , La Crete , Alberta T0H2H0

Transaction Type For Sale	Days On Market 1	Zoning LC-HI
Subdivision NONE	Building Type Commercial Mix	Year Built 2005
Structure Type Industrial	Property Type Commercial	Property Sub Type Mixed Use
Legal Plan 0227658	Building Area (Sq. Ft.) 3840.00	Building Area (Sq. M.) 356.74
Lot Size (Sq. Ft.) 46609	Lot Size (Acres) 1.07	Roof Metal
Heating Overhead Heater(s),Natural Gas	Access to Property Airport Nearby,Direct Access	Inclusions N/A
Restrictions Underground Utility Right of Way	Reports Aerial Photos,Appraisal,Title	

Whether you're looking to expand your existing operation or kickstart something new, this property has the space, exposure, and potential you've been waiting for! Sitting on 1.07 acres in the vibrant town of La Crete, this 48' x 80' industrial shop with 16' ceilings offers the ultimate setup for your business. The building features a two-bay shop, reception/office area with retail space, a welcoming reception desk, plus a mezzanine with additional office space. Currently tenant-occupied, with flexibility for partial or full vacancy depending on your needs. Outside, you'll find a graveled yard, chain-link fencing on three sides, and ample room for storage. The prime corner location at a major intersection ensures maximum visibility and traffic from both directions—ideal for drawing in new customers and growing your brand. Don't let this one slip away—properties like this in La Crete don't come around often!

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