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## 9802 97 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**La Crete, Alberta

Listing ID: 32932

MLS ID: A2271359

\$699,000



- <sup>△</sup> CALEB DOERKSEN
- **(780)** 502-0516
- **2** 780-538-4747
- 9802 97 Street , La Crete , Alberta T0H2H0

**Transaction Type** 

For Sale

**Days On Market** 

Zoning

LC-LI

Subdivision

NONE

**Building Type** 

Year Built

See Remarks

2008

**Property Sub Type** 

**Structure Type** 

Industrial

**Property Type** Commercial

Industrial

Legal Plan

0626286

Building Area (Sq. Ft.)

Building Area (Sq. M.) 428.09

4608.00

1.00

Lot Size (Sq. Ft.)

43560

Lot Size (Acres)

4608

Roof Metal **Foundation** 

ICF Block, Poured Concrete

**Electric** 

200 Amp Service

Footprint (Sq. Ft.)

Heating

Natural Gas, Radiant

Lot Features

Corner Lot, Yard Drainage

**Commercial Amenities** 

Compacted Yard, Compressed Air

Lines, Exhaust Fan(s), Floor

Drain(s)/Grease Trap(s), Yard Drainage

**Access to Property** 

**Direct Access** 

Inclusions

Air compressor

Restrictions

None Known

Reports

Aerial Photos, Appraisal, Title

Prime 1-Acre Commercial Lot With a Fully Serviced 48' x 96' Shop! Incredible opportunity to secure a versatile commercial property offering room to grow. Sitting on 1 acre, this site features a 48' x 96' fully serviced shop, with the option to purchase two adjacent lots for a combined 3+/- acres—perfect for expanding your current operation or planning for future development. The yard is built up and graveled, providing excellent drainage and durability for heavy equipment. A chain-link fence surrounds the entire perimeter for added security and organization. The shop is impressively equipped with two full 96' drive-through bays, featuring four 16' x 16' overhead doors—ideal for trucks, machinery, or large-scale operations. Inside, the space is clean and professional, finished top to bottom with metal cladding. A service pit in one bay makes maintenance easy, while built-in workbenches, an air compressor, and bright lighting make it immediately functional for a wide range of trades. This is a turn-key opportunity to start or expand your business in a prime location in La Crete.

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