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## 11 1ST AVENUE FOR SALE



Commercial Real Estate > Commercial Property for Sale

**Location**  
Fox Creek, Alberta

**Listing ID:**  
33140

**MLS ID:**  
A2273928

**\$499,000**



 **JIM RENNIE**  
 (780) 778-0202

 RE/MAX ADVANTAGE (WHITECOURT)  
 780-778-6678

 11 1st Avenue , Fox Creek , Alberta T0H 1P0

**Transaction Type**

For Sale

**Days On Market**

149

**Zoning**

C-1 Central Business Dist

**Subdivision**

NONE

**Year Built**

2000

**Structure Type**

Mixed Use

**Property Type**

Commercial

**Property Sub Type**

Mixed Use

**Legal Plan**

1367 KS

**Building Area (Sq. Ft.)**

3277.00

**Building Area (Sq. M.)**

304.44

**Lot Size (Sq. Ft.)**

14810

**Lot Size (Acres)**

0.34

**Inclusions**

N/A

**Restrictions**

None Known

**Reports**

None

This is a very versatile property, with space for offices, small shop, and also lot space available for some storage and plenty of parking. The building is on a corner lot, newly renovated and still has that new paint smell! The shop space has a 12' x 12' overhead door, and has a sump. Currently the building is almost fully rented, so this could be used as an investment property, or you could use it for your own commercial, retail, or office space!

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