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114 FIRST STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Fox Creek, Alberta

Listing ID:
34014

MLS ID:
A2286413

\$270,000



 **JANET KUEHN**
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 **ROYAL LEPAGE MODERN REALTY**
 780-396-4350

 114 First Street , Fox Creek , Alberta T0H 1P0

Transaction Type	Title	Zoning
For Sale	Fee Simple	M1
Subdivision	Building Type	Year Built
NONE	Office Building, Warehouse	1978
Structure Type	Property Type	Property Sub Type
Industrial	Commercial	Industrial
Legal Plan	Building Area (Sq. Ft.)	Building Area (Sq. M.)
6611NY	1704.00	158.31
Roof	Cooling	Heating
Metal	None	Natural Gas
Inclusions	Restrictions	Reports
N/A	None Known	None

This industrial shop in Fox Creek's industrial subdivision is convenient to Highway 43. It is a 30'x40' metal exterior and interior. A 14' overhead door on the front. Heated with overhead radiant heaters. Inside, there is a 3-piece bath, a floor drain and attached storage. The office trailer was built in 1990. It includes a separate 13' x 11' front office and open reception adjoining the shop. This property is being sold on an "as is, where is" basis, offering a prime opportunity for an owner-operator or investor to secure a foothold in one of Alberta's most active industrial corridors at a competitive entry point. Fox Creek serves as a critical service hub for the Kaybob oil and gas fields and the emerging lithium industry, ensuring a steady demand for industrial infrastructure.

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