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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**  
 (780) 706-9670

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

 114 First Street , Fox Creek , Alberta T0H 1P0

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