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189 NORTHLAND DRIVE FOR SALE



Commercial Real Estate > Commercial Property for Sale

Location
Conklin, Alberta

Listing ID:
34561

MLS ID:
A2296172

\$4,500,000



 **KATIE EKROTH**
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 RE/MAX Connect
 780-743-1369

 189 Northland Drive , Conklin , Alberta T0P 1H1

Transaction Type

For Sale

Days On Market

63

Zoning

BI

Subdivision

Conklin

Building Type

Commercial Mix

Year Built

1990

Structure Type

Industrial

Property Type

Commercial

Property Sub Type

Industrial

Legal Plan

8520247

Building Area (Sq. Ft.)

18613.00

Building Area (Sq. M.)

1729.19

Lot Size (Sq. Ft.)

220667

Lot Size (Acres)

5.07

Inclusions

Two 6000 sq ft sheds, oil disposal system, CO2 suction fans, two lockers, 2 washroom wash car, two sea containers, office trailer, security fence

Restrictions

None Known

Reports

None

Prime 5+ acre commercial opportunity in Conklin, AB with excellent frontage and the potential to subdivide approximately 2+ acres of fully fenced yard space. This well-equipped property features two 6,000+ sq. ft. shops. Shop 1 offers four 100 ft bays, oil disposal system, wash bay, CO2 suction fans, and locker areas. Shop 2 includes three 100 ft bays, a welding bay, a 28 ft x 70 ft truck bay, and two stacked sea cans for storage. Additional improvements include a 24 ft x 60 ft office trailer, large Quonset, potable water well system, and full fencing with cross-fencing for security. Power is in place to support fuel-related operations. Ideally located in the heart of Conklin, this versatile property is well-suited for a variety of commercial uses. Contact agent for additional opportunities and housing options.

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