



GRASSROOTS
REALTY GROUP

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**2241 Airport Road
Wabasca, Alberta**

MLS # A2245199



\$539,900

Division: NONE

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 2,400 sq.ft.

Zoning: M1

Heating: Natural Gas, Radiant

Addl. Cost: -

Floors: -

Based on Year: -

Roof: Metal

Utilities: -

Exterior: Metal Frame, Metal Siding

Parking: -

Water: -

Lot Size: 2.47 Acres

Sewer: -

Lot Feat: -

Inclusions: White C-can, 3 C-can's welded together, Disassembled Garage Door, Ladder, Office Furniture

Well Maintained 3 Bay Shop on Airport Rd in Wabasca AB. Building has 2-16' bay doors with a 3rd one included to be installed, a reception area, office; with furniture included and 3 Pc bathroom. Mezzanine above this area for added storage houses the HWT and one of the panel boxes. The building has 3 Phase Power, Natural Gas with Radiant Heat and Municipal Water/Sewer. This 2.47 Acre parcel comes with a C-can storage consisting of 3 units welded together, wired and ready to be insulated, a 2nd C-can for added storage. The yard has plenty of space for future development and parking, conveniently located close to the local Airport and access roads in the Industrial area. Imagine your next business venture at 2241 Airport Rd.