



GRASSROOTS
REALTY GROUP

1-833-477-6687

aloha@grassrootsrealty.ca

**300 1B Avenue
Fox Creek, Alberta**

MLS # A2251368



\$1,690,000

Division: NONE

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 6,800 sq.ft.

Zoning: M-1

Heating: Ceiling, Natural Gas

Floors: -

Roof: Metal

Exterior: Aluminum Siding , Concrete, Metal Frame, Wood Frame

Water: -

Sewer: -

Inclusions: 3 ton overhead crane

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: 1.71 Acres

Lot Feat: Corner Lot, Open Lot

Prime commercial property in Fox Creek. This 6800sq.ft shop sits on a spacious 1.71 acre lot, offering ample space for parking and operations. In the industrial area with approximately 400ft of frontage, this shop features 20' ceilings, including a 3 ton overhead crane, four 14' by 12' overhead doors and a 10' by 12' overhead door. Inside, the property offers a boardroom, multiple offices and a kitchen, providing functional space to accommodate teams, meetings and day-to-day operations.