



**114 First Street  
Fox Creek, Alberta**

**MLS # A2286413**



**\$270,000**

<b>Division:</b>	NONE
<b>Type:</b>	Industrial
<b>Bus. Type:</b>	-
<b>Sale/Lease:</b>	For Sale
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	1,704 sq.ft.
<b>Zoning:</b>	M1

<b>Heating:</b>	Natural Gas	<b>Addl. Cost:</b>	-
<b>Floors:</b>	-	<b>Based on Year:</b>	-
<b>Roof:</b>	Metal	<b>Utilities:</b>	-
<b>Exterior:</b>	-	<b>Parking:</b>	-
<b>Water:</b>	-	<b>Lot Size:</b>	-
<b>Sewer:</b>	-	<b>Lot Feat:</b>	-
<b>Inclusions:</b>	N/A		

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.