



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**61 Kaybob Drive  
Fox Creek, Alberta**

**MLS # A2183401**



**\$548,000**

|                    |              |
|--------------------|--------------|
| <b>Division:</b>   | NONE         |
| <b>Type:</b>       | Mixed Use    |
| <b>Bus. Type:</b>  | -            |
| <b>Sale/Lease:</b> | For Sale     |
| <b>Bldg. Name:</b> | -            |
| <b>Bus. Name:</b>  | -            |
| <b>Size:</b>       | 4,192 sq.ft. |
| <b>Zoning:</b>     | C2           |

|                    |   |
|--------------------|---|
| <b>Heating:</b>    | Mid Efficiency, Overhead Heater(s), Natural Gas |
| <b>Floors:</b>     | -   |
| <b>Roof:</b>       | Asphalt/Gravel                                  |
| <b>Exterior:</b>   | Mixed   |
| <b>Water:</b>      | Public  |
| <b>Sewer:</b>      | -   |
| <b>Inclusions:</b> | N/A   |

|                       |           |
|-----------------------|-----------|
| <b>Addl. Cost:</b>    | -         |
| <b>Based on Year:</b> | -         |
| <b>Utilities:</b>     | -         |
| <b>Parking:</b>       | -         |
| <b>Lot Size:</b>      | 0.27 Acre |
| <b>Lot Feat:</b>      | City Lot  |

Investor opportunity in this strip mall. Almost 4200 sq' of building space. High visibility location in Fox Creek. Paved parking lot. Flexible building floorplan currently used as 3 different tenants with separate entrances PLUS an option to do 4 or 5 individual. This corner lot includes a large highway sign that is powered.