

2051 Prospect Drive  
Wabasca, Alberta

MLS # A2237214

**\$699,000**



**Division:** NONE

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 3,200 sq.ft.

**Zoning:** Industrial

**Heating:** In Floor, Natural Gas

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** Metal

**Utilities:** -

**Exterior:** Concrete, Metal Frame, Metal Siding

**Parking:** -

**Water:** -

**Lot Size:** 3.00 Acres

**Sewer:** -

**Lot Feat:** Cleared, Low Maintenance Landscape

**Inclusions:** None

1st Class commercial building and yard in Wabasca industrial area, just off of Airport road. Modern 40x80 shop with 16 ft overhead door and in-floor heating in the cement pad. This 3.2 acre yard is fully graveled with a nylex/geo grid base and landscaped for full water drainage. Yard lights and perimeter is completely phoenix fenced with barb wire for complete security. This massive yard has a solid base and good drainage; it can contain a full fleet of equipment adequately with room to spare. Also on site is a 60x14 Rig shack; which can be used as an office or living quarters. A commercial opportunity for any equipment based business!!