

2241 Airport Road  
Wabasca, Alberta

MLS # A2245199



**\$529,900**

**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.