

11250 97 Street  
Wembley, Alberta

MLS # A2259314



**\$18 per sq.ft.**

**Division:** NONE

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 8,255 sq.ft.

**Zoning:** -

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** 3.00 Acres

**Sewer:** -

**Lot Feat:** -

**Inclusions:** n/a

This 8,255 sq.ft. property offers 7,500 sq.ft. of shop space with the balance in office, washroom and lunch area. The shop features three 100-ft. bays with 16' x 16' overhead doors and shared access to the wash bay for a fee of \$2/min, all situated on approximately 3 acres of fully fenced and gravelled yard for secure equipment storage. Ideally positioned just off Highway 43 north of Wembley, the site provides excellent accessibility at an affordable rate, with up to an additional 10 acres available for lease at \$1,500 per acre. Contact your Commercial Realtor® today to arrange a viewing or for more details.