

9802 97 Street
La Crete, Alberta

MLS # A2271359

\$699,000

Division: NONE

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 4,608 sq.ft.

Zoning: LC-LI



Heating: Natural Gas, Radiant

Addl. Cost: -

Floors: -

Based on Year: -

Roof: Metal

Utilities: Electricity Connected, Natural Gas Connected, Water Con

Exterior: -

Parking: -

Water: Public

Lot Size: 1.00 Acre

Sewer: Public Sewer

Lot Feat: Corner Lot, Yard Drainage

Inclusions: Air compressor

Prime 1-Acre Commercial Lot With a Fully Serviced 48' x 96' Shop! Incredible opportunity to secure a versatile commercial property offering room to grow. Sitting on 1 acre, this site features a 48' x 96' fully serviced shop, with the option to purchase two adjacent lots for a combined 3+/- acres; perfect for expanding your current operation or planning for future development. The yard is built up and gravelled, providing excellent drainage and durability for heavy equipment. A chain-link fence surrounds the entire perimeter for added security and organization. The shop is impressively equipped with two full 96' drive-through bays, featuring four 16' x 16' overhead doors; ideal for trucks, machinery, or large-scale operations. Inside, the space is clean and professional, finished top to bottom with metal cladding. A service pit in one bay makes maintenance easy, while built-in workbenches, an air compressor, and bright lighting make it immediately functional for a wide range of trades. This is a turn-key opportunity to start or expand your business in a prime location in La Crete.