



**GRASSROOTS**  
REALTY GROUP

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2051 Prospect Drive  
Wabasca, Alberta

MLS # A2237214



**\$699,000**

<b>Division:</b>	NONE
<b>Type:</b>	Industrial
<b>Bus. Type:</b>	-
<b>Sale/Lease:</b>	For Sale
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	3,200 sq.ft.
<b>Zoning:</b>	Industrial

<b>Heating:</b>	In Floor, Natural Gas	<b>Addl. Cost:</b>	-
<b>Floors:</b>	-	<b>Based on Year:</b>	-
<b>Roof:</b>	Metal	<b>Utilities:</b>	-
<b>Exterior:</b>	Concrete, Metal Frame, Metal Siding	<b>Parking:</b>	-
<b>Water:</b>	-	<b>Lot Size:</b>	3.00 Acres
<b>Sewer:</b>	-	<b>Lot Feat:</b>	Cleared, Low Maintenance Landscape
<b>Inclusions:</b>	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 nyllex/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!!