



GRASSROOTS

REALTY GROUP

587-777-7276

yuri@grassrootsrealtygroup.ca

**189 Northland Drive
Conklin, Alberta**

MLS # A2296172



\$4,500,000

Division: Conklin

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 18,613 sq.ft.

Zoning: BI

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 5.07 Acres

Sewer: -

Lot Feat: -

Inclusions: Two 6000 sq ft sheds, oil disposal system, CO2 suction fans, two lockers, 2 washroom wash car, two sea containers, office trailer, security fence

Prime 5+ acre commercial opportunity in Conklin, AB with excellent frontage and the potential to subdivide approximately 2+ acres of fully fenced yard space. This well-equipped property features two 6,000+ sq. ft. shops. Shop 1 offers four 100 ft bays, oil disposal system, wash bay, CO2 suction fans, and locker areas. Shop 2 includes three 100 ft bays, a welding bay, a 28 ft x 70 ft truck bay, and two stacked sea cans for storage. Additional improvements include a 24 ft x 60 ft office trailer, large Quonset, potable water well system, and full fencing with cross-fencing for security. Power is in place to support fuel-related operations. Ideally located in the heart of Conklin, this versatile property is well-suited for a variety of commercial uses. Contact agent for additional opportunities and housing options.