



**GRASSROOTS**

REALTY GROUP

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300 1B Avenue  
Fox Creek, Alberta

MLS # A2323998



**\$1,699,000**

Division: NONE

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 6,800 sq.ft.

Zoning: M-1

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 1.71 Acres

Sewer: -

Lot Feat: -

Inclusions: 3 ton overhead crane

This is such a unique property, in that you could buy it as an investor, or for the future site of your growing company. The site has a current lease in place until Sept. 2028, when the tenant is moving to their own location. This 1.71 acre lot has ample room for a large operation, and with 5 industrial doors, a boardroom, kitchen and plenty of offices. As well, the 20 foot high ceiling in the shop has a 3 ton crane. Fox Creek is the epicentre of the Duvernay Shale Gas operations, and home to Alberta's newest AI centre that construction has just begun on.