

**114 1 Avenue
Fox Creek, Alberta**

MLS # A2148954



\$359,900

Division:	NONE
Type:	Mixed Use
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	1,944 sq.ft.
Zoning:	M-1

Heating:	Forced Air, Natural Gas
Floors:	-
Roof:	Metal
Exterior:	Concrete, Metal Siding
Water:	-
Sewer:	-
Inclusions:	N/A

Addl. Cost:	-
Based on Year:	-
Utilities:	-
Parking:	-
Lot Size:	-
Lot Feat:	-

WHAT YOU HAVE BEEN LOOKING FOR TO KEEP YOUR BUSINESS ALL IN ONE. SHOP 1200 SQFT MAIN OFFICE 504 SQ FT 2 ND OFFICE 240SQFT LOT SIZE .36705 ACRES SHED 12 BY 20 SQFT This shop has a floor drain that drains into a storage tank, so what ever is on your trucks it doesn't go into the town sewer. This owner was way ahead of his time as this is what everyone should have. Larger office up fount with desks for you to go right to work. Storage room or more office space to side. Smaller private office to back of shop with door to out back. Large lot for all your parking or expansion need for the future. Shop has over head heat with 14 ft electric garage door. SHOP IS ON TOWN WATER AND SEWER. POWER IS UNDER GROUND. OWNER HAVE A HISTORICAL ENVIRONMENTAL DONE BY TOWN.