

# \$469,000 - 114 1 Avenue, Fox Creek

MLS® #A2148954

**\$469,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

NONE, Fox Creek, Alberta

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 doesnâ€™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.

Built in 1978

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2148954   |
| Price      | \$469,000  |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 1978       |
| Type       | Commercial |
| Sub-Type   | Mixed Use  |
| Status     | Active     |



## Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 114 1 Avenue              |
| Subdivision | NONE                      |
| City        | Fox Creek                 |
| County      | Greenview No. 16, M.D. of |
| Province    | Alberta                   |
| Postal Code | T0H 1P0                   |

## Interior

|         |                         |
|---------|-------------------------|
| Heating | Forced Air, Natural Gas |
|---------|-------------------------|

## Exterior

|              |                        |
|--------------|------------------------|
| Roof         | Metal                  |
| Construction | Concrete, Metal Siding |
| Foundation   | Poured Concrete        |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 11th, 2024 |
| Days on Market | 400             |
| Zoning         | M-1             |

## Listing Details

|                |                     |
|----------------|---------------------|
| Listing Office | EXIT REALTY RESULTS |
|----------------|---------------------|

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