

\$4,500,000 - 189 Northland Drive Rr, Conklin

MLS® #A2195927

\$4,500,000

0 Bedroom, 0.00 Bathroom,
Commercial on 5.07 Acres

Conklin, Conklin, Alberta

Unlock an exceptional opportunity in Conklin, AB, with this expansive 5+ acre commercial property boasting prime frontage and the potential to subdivide around 2+ acre securely fenced acres. Highlighted features include: two 6,000+ sq ft shops. Shop 1 offers four 100 ft bays, efficient oil disposal system, small vehicle wash bay, CO2 suction fans, two lockers. Shop 2 offers three 100 ft bays, dedicated welding bay, 28 ft x 70 ft truck bay, and two 8 ft x 40 ft stacked sea containers for parts and storage. Additional amenities: 24 ft x 60 ft office trailer, large Quonset Hut, potable water shed from a reliable well, and a secure environment with fencing and cross-fencing. Power supply to support operations related to fuel storage as well. Located in the heart of Conklin, this property promises commercial versatility, making it a well-rounded investment opportunity. Embrace the potential of this expansive and strategically located commercial space! Contact agent for an additional commercial property opportunity and a list of housing options as well.

Built in 1990

Essential Information

| | |
|-----------|-------------|
| MLS® # | A2195927 |
| Price | \$4,500,000 |
| Bathrooms | 0.00 |
| Acres | 5.07 |



| | |
|------------|------------|
| Year Built | 1990 |
| Type | Commercial |
| Sub-Type | Industrial |
| Status | Active |

Community Information

| | |
|-------------|------------------------|
| Address | 189 Northland Drive Rr |
| Subdivision | Conklin |
| City | Conklin |
| County | Wood Buffalo |
| Province | Alberta |
| Postal Code | T0P 1H1 |

Additional Information

| | |
|----------------|---------------------|
| Date Listed | February 21st, 2025 |
| Days on Market | 63 |
| Zoning | BI |

Listing Details

| | |
|----------------|----------------|
| Listing Office | RE/MAX Connect |
|----------------|----------------|

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