

# \$425,000 - 11 1st Avenue Se, Fox Creek

MLS® #A2183662

**\$425,000**

0 Bedroom, 0.00 Bathroom,  
Land on 0.34 Acres

NONE, Fox Creek, Alberta

A GREAT BUY! 3277 sq. ft. commercial building, newly renovated, located on a 14,888 sq. ft. Commercial corner lot in the downtown central business section of Fox Creek, AB. The renovation has added a new front section of 960 sq. ft. There is a common entry with a 2 piece washroom and 2 offices with a small coffee counter and sinks. The middle section contains a large office with retail space. The rear of the building consists of a shop bay constructed with concrete block exterior walls, concrete slab with sump and a single newer 12' x 12' overhead door. Heat is supplied by one new and one existing forced air furnaces. Central air is roughed in. The bay has a single suspended forced air furnace. Electrical is a 100 amp panel and lighting is fluorescent. Plumbing is copper/ABS/PEX lines. Interior finishing is painted drywalled walls, vinyl plank flooring, suspended tile ceiling. Excellent property for a multi-commercial business with office and retail space and a shop area.

## Essential Information

MLS® #	A2183662
Price	\$425,000
Bathrooms	0.00
Acres	0.34
Type	Land
Sub-Type	Commercial Land
Status	Active



## Community Information

Address	11 1st Avenue Se
Subdivision	NONE
City	Fox Creek
County	Greenview No. 16, M.D. of
Province	Alberta
Postal Code	T0H 1P0

## Amenities

Amenities	Parking
Utilities	Natural Gas Paid, Electricity Paid For, Garbage Collection, Heating Paid For, High Speed Internet Available, Water Paid For

## Exterior

Exterior Features	Storage
-------------------	---------

## Additional Information

Date Listed	April 1st, 2025
Days on Market	139
Zoning	C-1 Central Business Dis

## Listing Details

Listing Office	RE/MAX ADVANTAGE (WHITECOURT)
----------------	-------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.