# \$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, C02 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 249
Zoning BI

## **Listing Details**

Listing Office RE/MAX Connect

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