

\$3,300,000 - 11201 97 Street, Wembley

MLS® #A2173734

\$3,300,000

0 Bedroom, 0.00 Bathroom,
Commercial on 3.21 Acres

NONE, Wembley, Alberta

2 shops totaling 23,507 Sq Ft ! The main shop is concrete ICF all the way up on this top of the line Shop and office. Main Shop features 3) 105' pull through bays. 2) Overhead doors are 16' tall and 1) 18' tall all automatic .With the ICF and in floor heat this is a very energy efficient building. The entrance to the office is setup to impress and offers spacious well lit executive offices on both floors boardrooms and lots of storage. There is also a second stand alone heated 40' Wide x 65' Long shop with 16' Overhead door. These shops sit on 3.21 Acres but if more land is needed can be bought together with the adjacent lot see MLS #A2170195. Also for lease. See MLS#A2174949.

Built in 2012

Essential Information

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|------------|-------------|
| MLS® # | A2173734 |
| Price | \$3,300,000 |
| Bathrooms | 0.00 |
| Acres | 3.21 |
| Year Built | 2012 |
| Type | Commercial |
| Sub-Type | Industrial |
| Status | Active |

Community Information

Address 11201 97 Street



| | |
|-------------|---------------------------------|
| Subdivision | NONE |
| City | Wembley |
| County | Grande Prairie No. 1, County of |
| Province | Alberta |
| Postal Code | T0H3S0 |

Amenities

| | |
|-----------|------------------------|
| Utilities | Fiber Optics Available |
|-----------|------------------------|

Interior

| | |
|---------|-----------------------------------|
| Heating | In Floor, Forced Air, Natural Gas |
| Cooling | Central Air |

Exterior

| | |
|--------------|---------------------------------|
| Construction | ICFs (Insulated Concrete Forms) |
|--------------|---------------------------------|

Additional Information

| | |
|----------------|--------------------|
| Date Listed | October 21st, 2024 |
| Days on Market | 194 |
| Zoning | M1 IND |

Listing Details

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|----------------|-----------------------|
| Listing Office | RE/MAX Grande Prairie |
|----------------|-----------------------|

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