

COURT ORDERED SALE

FREESTANDING BUILDING




1,938 SF± ON 0.37 ACRES±

NAI Commercial



114 - 1ST AVENUE | FOX CREEK, AB | INDUSTRIAL BUILDING

PROPERTY HIGHLIGHTS

-  **Low site coverage** provides yard functionality and expansion flexibility
-  **Industrial zoning** suitable for service, contractor, and storage users
-  **Functional shop** with overhead door and gravel yard



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The information herein is not warranted by the Lender nor should any Purchaser rely solely on this information. Instead, each Purchaser is responsible to conduct its own prudent due diligence as this Court Ordered Sale is offered on an "As is and Where is" basis.



NAI COMMERCIAL REAL ESTATE INC.
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



780 436 7410



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PROPERTY OVERVIEW

LOCATION	Town of Fox Creek
LEGAL DESCRIPTION	Lot 5, Block 17, Plan 6611NY, West Section 28, Township 62, Range 19, W5M
PARCEL SIZE	± 16,000 sq. ft. (± 0.37 acres)
SITE COVERAGE	± 12.11%
ZONING	M-1 – Industrial District
STREET ACCESS	Frontage on 1st Avenue (two-lane gravel road with open ditching) Gravelled yard (Specifications TBC by Purchaser)
YARD	Gravelled yard (Specifications TBC by Purchaser)
PROPERTY TAXES	\$3,218.01 (2025 estimate)
ASKING PRICE	\$270,000

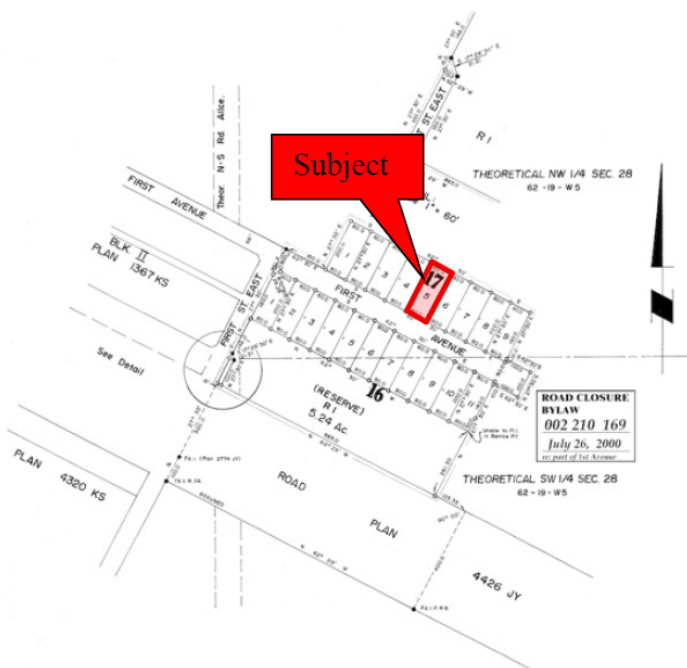
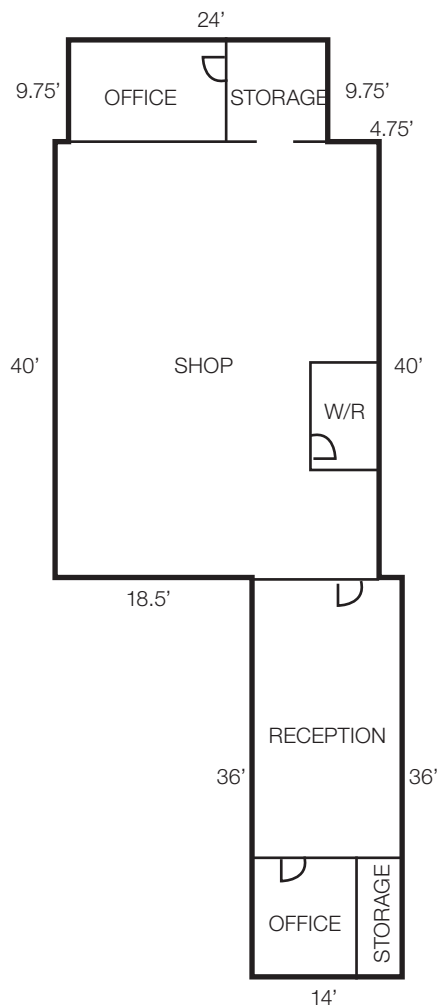
BUILDING IMPROVEMENTS

SIZE	Shop ± 1,200 sq. ft. Northgate Office ± 504 sq. ft. ATCO Building ± 234 sq. ft. Total Building Area ± 1,938 sq. ft. Storage Shed (separate) ± 230 sq. ft.
YEAR BUILT	Shop approx. 1980; ATCO building 1979; Northgate office 1990
CEILING HEIGHT	Shop: ± 14'
OVERHEAD DOOR	One (1) ± 12' W x 12' H powered overhead door
STORAGE SHED	Wood-frame shed with vinyl siding and roll-up door on wood skids



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FOR ILLUSTRATIVE PURPOSES - NOT TO SCALE - NOT EXACT



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