\$450,000 - 5013 Smith, Fabyan

MLS® #A2174810

\$450,000

0 Bedroom, 0.00 Bathroom, Commercial on 0.00 Acres

Fabyan, Fabyan, Alberta

Located just 10 minutes from Wainwright in Fabyan, AB, this 1.63-acre chain-link fenced property is a fully functional and spacious workspace, ideal for various business needs. The property features a 48'x96' metal frame shop with tin walls inside and out, offering four large overhead doors (two 14'x16' and two 12'x14') that provide easy access for large equipment. The shop is equipped with in-floor heating powered by a newly installed boiler in 2024, and one of the overhead doors was also replaced in 2024. Inside the shop, you'll find useful equipment such as a Hotsy power washer, an air compressor with wall-mounted air lines, and a drill press, all ready for immediate use. A floor drain ensures easy maintenance, and there is an exhaust fan already in place, which only requires a new motor to be operational. Adjacent to the main shop, the property also includes a 24'x24' garage with a cement floor, providing additional storage or workspace. The office space offers a separate entrance leading into a reception area, a parts room, and a convenient 2-piece bathroom. For added functionality, the shop itself has a 3-piece bathroom with a shower. Upstairs, there is an additional office area along with a coffee room, offering a comfortable and private space for work and breaks. This property is a well-equipped, versatile space that is ready to accommodate a variety of business operations. Don't miss this opportunityâ€"schedule your viewing today!







Essential Information

MLS® # A2174810 Price \$450,000

Bathrooms 0.00 Acres 0.00 Year Built 1981

Type Commercial
Sub-Type Industrial
Status Active

Community Information

Address 5013 Smith

Subdivision Fabyan
City Fabyan

County Wainwright No. 61, M.D. of

Province Alberta
Postal Code T9W 1T3

Exterior

Roof Metal

Construction Metal Frame, Metal Siding

Additional Information

Date Listed October 24th, 2024

Days on Market 374

Zoning Fabyan Industrial

Listing Details

Listing Office RE/MAX BAUGHAN REALTY

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