

\$7,299,900 - 11250 97 Street, Wembley

MLS® #A2052383

\$7,299,900

0 Bedroom, 0.00 Bathroom,
Commercial on 29.41 Acres

NONE, Wembley, Alberta

ONE OF THE BEST HIGHWAY FRONTAGES + MOST WELL EQUIPPED SHOPS IN THE PEACE COUNTRY! This shop has a massive 29 acre yard and 29,000 sqft shop with amazing visibility directly on Highway 43. The building consists of 5000 +/- sqft of office space and 24,000 +/- shop space set up perfectly for a multitude of different business' - pipeline, fabrication, oilfield, geology, mixed-use, you name it! Office Features 4 large offices, parts/storage room, Mechanic office, parts office, equip room, change room, Lunch room, Bathrooms & a Reception Area with a stunning Glass vestibule. The shop features 3 - 18'x18' O/H doors, 6 - 16x16 O/H doors & a 20 ton O/H crane hoist. If you business does not need the full yard, it has been generating approx \$9000 additional a month off western 20 acres. Also features a top-of-the-line WASH BAY! The front parking lot is paved and the 29 acre yard is gravelled & is fully fenced.

Built in 2014

Essential Information

MLS® #	A2052383
Price	\$7,299,900
Sold Price	\$6,200,000
Bathrooms	0.00
Acres	29.41
Year Built	2014



Type	Commercial
Sub-Type	Industrial
Status	Sold

Community Information

Address	11250 97 Street
Subdivision	NONE
City	Wembley
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T0H0H0

Additional Information

Date Listed	May 26th, 2023
Date Sold	November 18th, 2024
Days on Market	542
Zoning	C
HOA Fees	0.00

Listing Details

Listing Office	Grassroots Realty Group Ltd.
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