

\$215,000 - 9926 101 Avenue, Plamondon

MLS® #A2192159

\$215,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.28 Acres

Plamondon, Plamondon, Alberta

This 3,680 sq. ft. cold storage warehouse is located in Plamondon, AB. The property has access to municipal services, though only power is currently connected, featuring a 100-amp service.

The building includes 14' x 12' roll-up doors at both the front and back, allowing convenient drive-through access to the rear alley. The back of the property currently houses propane refill tanks, which the seller will remove prior to possession.

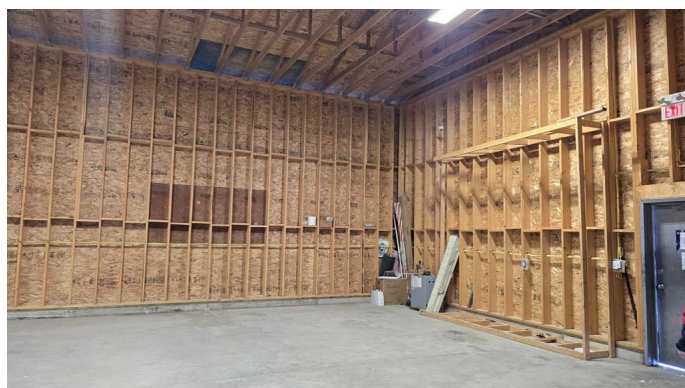
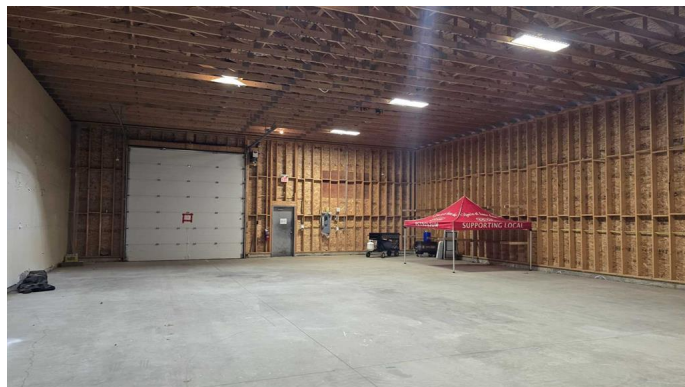
Situated on an 80' x 150' lot, the property is partially enclosed by a chain-link fence, except along the east boundary, which is shared with the neighboring building. Additionally, both properties share a rear gate, which can either remain shared or be relocated at the new owner's discretion.

Constructed with durable 2x6 wood framing and finished with a metal-clad exterior and roof, this warehouse is priced at just \$83.98 per sq. ft. — a fantastic deal compared to today's construction costs!

Built in 2011

Essential Information

MLS® #	A2192159
Price	\$215,000



Sold Price	\$192,000
Bathrooms	0.00
Acres	0.28
Year Built	2011
Type	Commercial
Sub-Type	Mixed Use
Status	Sold

Community Information

Address	9926 101 Avenue
Subdivision	Plamondon
City	Plamondon
County	Lac La Biche County
Province	Alberta
Postal Code	T0A 2T0

Amenities

Parking Spaces	10
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Interior

Heating	None
Cooling	None

Exterior

Roof	Metal
Construction	Wood Frame, Concrete, Metal Siding
Foundation	Slab

Additional Information

Date Listed	February 3rd, 2025
Date Sold	February 26th, 2025
Days on Market	23
Zoning	Commercial
HOA Fees	0.00

Listing Details

Listing Office	People 1st Realty
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