

# \$425,000 - 11 1st Avenue Se, Fox Creek

MLS® #A2183662

**\$425,000**

0 Bedroom, 0.00 Bathroom,  
Land on 0.34 Acres

NONE, Fox Creek, Alberta

A GREAT BUY! 3277 sq. ft. commercial building, newly renovated, located on a 14,888 sq. ft. Commercial corner lot in the downtown central business section of Fox Creek, AB. The renovation has added a new front section of 960 sq. ft. There is a common entry with a 2 piece washroom and 2 offices with a small coffee counter and sinks. The middle section contains a large office with retail space. The rear of the building consists of a shop bay constructed with concrete block exterior walls, concrete slab with sump and a single newer 12' x 12' overhead door. Heat is supplied by one new and one existing forced air furnaces. Central air is roughed in. The bay has a single suspended forced air furnace. Electrical is a 100 amp panel and lighting is fluorescent. Plumbing is copper/ABS/PEX lines. Interior finishing is painted drywalled walls, vinyl plank flooring, suspended tile ceiling. Excellent property for a multi-commercial business with office and retail space and a shop area.

## Essential Information

MLS® #	A2183662
Price	\$425,000
Bathrooms	0.00
Acres	0.34
Type	Land
Sub-Type	Commercial Land
Status	Active



## Community Information

Address	11 1st Avenue Se
Subdivision	NONE
City	Fox Creek
County	Greenview No. 16, M.D. of
Province	Alberta
Postal Code	T0H 1P0

## Amenities

Amenities	Parking
Utilities	Natural Gas Paid, Electricity Paid For, Garbage Collection, Heating Paid For, High Speed Internet Available, Water Paid For

## Exterior

Exterior Features	Storage
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## Additional Information

Date Listed	April 1st, 2025
Days on Market	118
Zoning	C-1 Central Business Dis

## Listing Details

Listing Office	RE/MAX ADVANTAGE (WHITECOURT)
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