

# \$4,500,000 - 189 Northland Drive Rr, Conklin

MLS® #A2195927

**\$4,500,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 5.07 Acres

Conklin, Conklin, Alberta

Unlock an exceptional opportunity in Conklin, AB, with this expansive 5+ acre commercial property boasting prime frontage and the potential to subdivide around 2+ acre securely fenced acres. Highlighted features include: two 6,000+ sq ft shops. Shop 1 offers four 100 ft bays, efficient oil disposal system, small vehicle wash bay, CO2 suction fans, two lockers. Shop 2 offers three 100 ft bays, dedicated welding bay, 28 ft x 70 ft truck bay, and two 8 ft x 40 ft stacked sea containers for parts and storage. Additional amenities: 24 ft x 60 ft office trailer, large Quonset Hut, potable water shed from a reliable well, and a secure environment with fencing and cross-fencing. Power supply to support operations related to fuel storage as well. Located in the heart of Conklin, this property promises commercial versatility, making it a well-rounded investment opportunity. Embrace the potential of this expansive and strategically located commercial space! Contact agent for an additional commercial property opportunity and a list of housing options as well.

Built in 1990

## Essential Information

|           |             |
|-----------|-------------|
| MLS® #    | A2195927    |
| Price     | \$4,500,000 |
| Bathrooms | 0.00        |
| Acres     | 5.07        |



|            |            |
|------------|------------|
| Year Built | 1990       |
| Type       | Commercial |
| Sub-Type   | Industrial |
| Status     | Active     |

### **Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 189 Northland Drive Rr |
| Subdivision | Conklin                |
| City        | Conklin                |
| County      | Wood Buffalo           |
| Province    | Alberta                |
| Postal Code | T0P 1H1                |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 21st, 2025 |
| Days on Market | 165                 |
| Zoning         | BI                  |

### **Listing Details**

|                |                |
|----------------|----------------|
| Listing Office | RE/MAX Connect |
|----------------|----------------|

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