



11 1st Avenue SE, Fox Creek, Alberta - \$425,000



Main Photo

Property Description

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.

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