



# 11250 97 Street Wembley Alberta

\$17

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 businesses - 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 your 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. (id:6769)

Listing Presented By:



Originally Listed by:  
Grassroots Realty Group Ltd.

<http://www.yurismith.com/>



Royal

LePage

#4002 - 2271 Harvey Ave ,  
Kelowna, BC,

Phone: (250) 860-1100  
[lorneayers@royallepage.ca](mailto:lorneayers@royallepage.ca)

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.