

\$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	256
Zoning	BI

Listing Details

Listing Office	RE/MAX Connect
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