

FOR SALE

NAI Commercial

FOX CREEK INDUSTRIAL



**PRICE  
REDUCED!  
NOW: \$300,000**

**104 - 1 AVENUE | FOX CREEK, AB | INDUSTRIAL SITE**

**PROPERTY HIGHLIGHTS**

- 5,000 sq.ft. industrial building available on 1 Acre
- 120 ft of frontage onto 1st Avenue and Easy access to Highway 43
- Currently occupied with MTM Tenant in place
- Only 11.5% site coverage ratio allowing future expansion or redevelopment

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NAI COMMERCIAL REAL ESTATE INC.  
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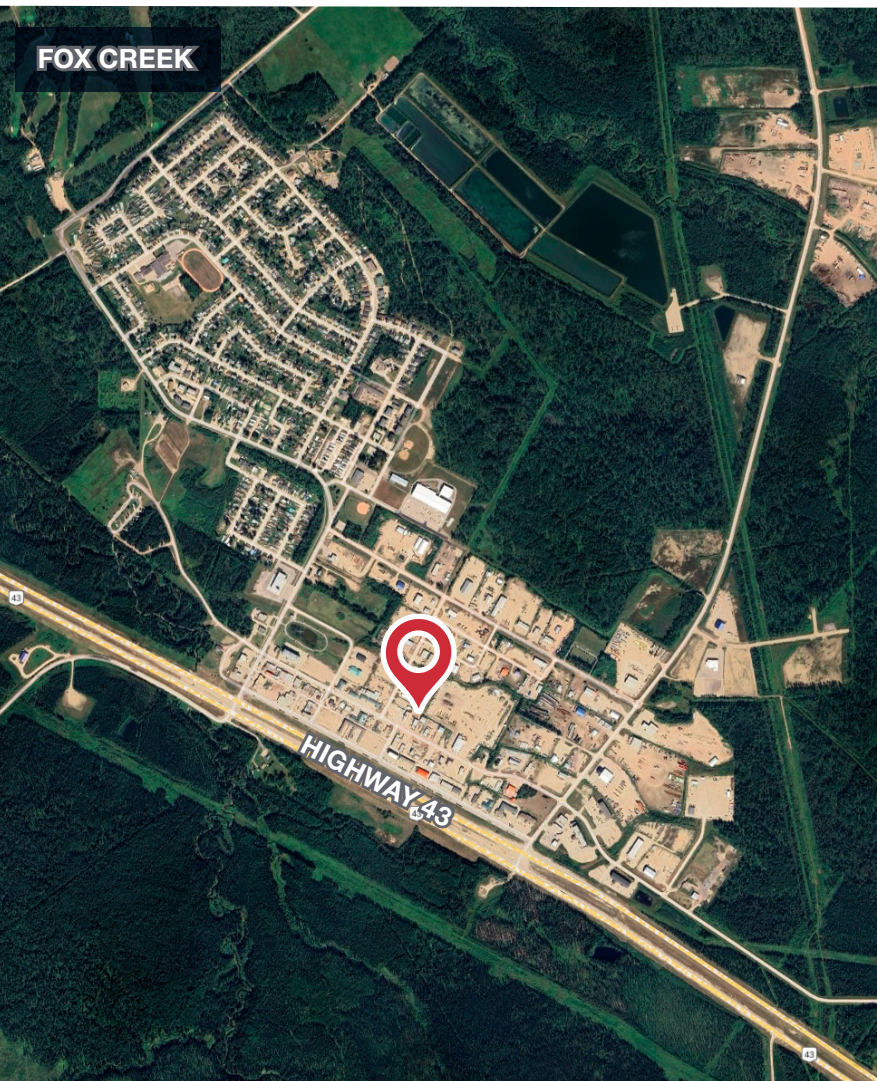
780 436 7410



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ADDITIONAL INFORMATION

|                   |                                       |
|-------------------|---------------------------------------|
| AREA AVAILABLE    | 5,000 sq.ft.±                         |
| LEGAL DESCRIPTION | Plan 7920563, Block 17, Lot H         |
| SITE SIZE         | 1 acre±                               |
| ZONING            | M-1                                   |
| AVAILABILITY      | Immediately                           |
| PROPERTY TAXES    | \$8,904.44 (2023)                     |
| SALE PRICE        | \$500,000 <b>REDUCED TO \$300,000</b> |



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