

# \$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	179
Zoning	BI

### **Listing Details**

Listing Office	RE/MAX Connect
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