

# \$3,900,000 - 11201/11101 97 Street, Wembley

MLS® #A2170195

**\$3,900,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 12.60 Acres

NONE, Wembley, Alberta

Concrete ICF all the way up on this top of the line 20,907 Sq Ft Shop and office on 12.6 Acres. Main Shop features 3) 105' pull through bays. 2) Overhead doors are 16' tall and 1) 18' tall all automatic .With the ICF and in floor heat this is a very energy efficient building. The entrance to the office is setup to impress and offers spacious well lit executive offices on both floors boardrooms and lots of storage. There is also a second stand alone heated 40' Wide x 65' Long shop with 16' Overhead door. on the first parcel . Parcel 2 includes 2059 Sq Ft Residence with 6 beds 4 bathrooms perfect for staff housing or generating rental income . There is another fully serviced site that used to have a modular home .Both properties are serviced with wells and septic systems but hookup to town water and sewer is a option for the future. High speed fibre internet is already ran into main shop. Huge value as the total Sq Ft of all the buildings is 25,566 and 12.6 Acres. Also for lease. See MLS#A2174949

Built in 2012

## Essential Information

MLS® #	A2170195
Price	\$3,900,000
Bathrooms	0.00
Acres	12.60
Year Built	2012



Type	Commercial
Sub-Type	Industrial
Status	Active

### Community Information

Address	11201/11101 97 Street
Subdivision	NONE
City	Wembley
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T0H3S0

### Amenities

Utilities	Fiber Optics Available
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### Interior

Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air

### Exterior

Construction	ICFs (Insulated Concrete Forms)
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### Additional Information

Date Listed	October 7th, 2024
Days on Market	193
Zoning	M1/UR

### Listing Details

Listing Office	RE/MAX Grande Prairie
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