

# \$450,000 - 5013 Smith, Fabyan

MLS® #A2174810

**\$450,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Fabyan, Fabyan, Alberta

Located just 10 minutes from Wainwright in Fabyan, AB, this 1.63-acre chain-link fenced property is a fully functional and spacious workspace, ideal for various business needs. The property features a 48'x96' metal frame shop with tin walls inside and out, offering four large overhead doors (two 14'x16' and two 12'x14') that provide easy access for large equipment. The shop is equipped with in-floor heating powered by a newly installed boiler in 2024, and one of the overhead doors was also replaced in 2024. Inside the shop, you'll find useful equipment such as a Hotsy power washer, an air compressor with wall-mounted air lines, and a drill press, all ready for immediate use. A floor drain ensures easy maintenance, and there is an exhaust fan already in place, which only requires a new motor to be operational. Adjacent to the main shop, the property also includes a 24'x24' garage with a cement floor, providing additional storage or workspace. The office space offers a separate entrance leading into a reception area, a parts room, and a convenient 2-piece bathroom. For added functionality, the shop itself has a 3-piece bathroom with a shower. Upstairs, there is an additional office area along with a coffee room, offering a comfortable and private space for work and breaks. This property is a well-equipped, versatile space that is ready to accommodate a variety of business operations. Don't miss this opportunity—schedule your viewing today!



Built in 1981

## Essential Information

MLS® #	A2174810
Price	\$450,000
Bathrooms	0.00
Acres	0.00
Year Built	1981
Type	Commercial
Sub-Type	Industrial
Status	Active

## Community Information

Address	5013 Smith
Subdivision	Fabyan
City	Fabyan
County	Wainwright No. 61, M.D. of
Province	Alberta
Postal Code	T9W 1T3

## Exterior

Roof	Metal
Construction	Metal Frame, Metal Siding

## Additional Information

Date Listed	October 24th, 2024
Days on Market	176
Zoning	Fabyan Industrial

## Listing Details

Listing Office	RE/MAX BAUGHAN REALTY LTD.
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