

\$450,000 - 174 Pine Lane, Conklin

MLS® #E4424636

\$450,000

0 Bedroom, 0.00 Bathroom,
Land Commercial on 0.00 Acres

Conklin, Conklin, AB

30x50 (1500 sqft) HEATED SHOP and 1167 sqft 4 bedroom AIR CONDITIONED home on 2.23 cleared acres. \$5500/month net lease. Net lease rate is for 2667 sqft (shop & house combined) House comes FULLY FURNISHED. TURNKEY property. Yard lighting, motion sensors, plus a row of plug-ins at rear of yard. Excellent wifi and cell service area. Newly PAVED ROAD and sidewalk in front of property, plus a fire hydrant at the property line. New municipal water & sewer services to property line. Currently being serviced by water cistern and septic holding tank. Conklin has a Multiplex sports facility, convenience store with fuel, hotel, restaurant and bar. Close to Cenovus and CNRL. Ideal for contractor working in the area.

Built in 2016

Essential Information

| | |
|------------|-----------------|
| MLS® # | E4424636 |
| Price | \$450,000 |
| Bathrooms | 0.00 |
| Acres | 0.00 |
| Year Built | 2016 |
| Type | Land Commercial |
| Status | Active |

Community Information



| | |
|-------------|---------------|
| Address | 174 Pine Lane |
| Area | Conklin |
| Subdivision | Conklin |
| City | Conklin |
| County | ALBERTA |
| Province | AB |
| Postal Code | T0P 1H1 |

Exterior

| | |
|--------------|---------|
| Exterior | Modular |
| Construction | Modular |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | March 7th, 2025 |
| Days on Market | 27 |
| Zoning | Zone 60 |

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Listing information last updated on April 3rd, 2025 at 8:17pm MDT