

\$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	7
Zoning	Zone 60

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on March 14th, 2025 at 5:47am MDT