

# \$210,000 - 261 Northland Drive Rr, Conklin

MLS® #A2195933

**\$210,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.65 Acres

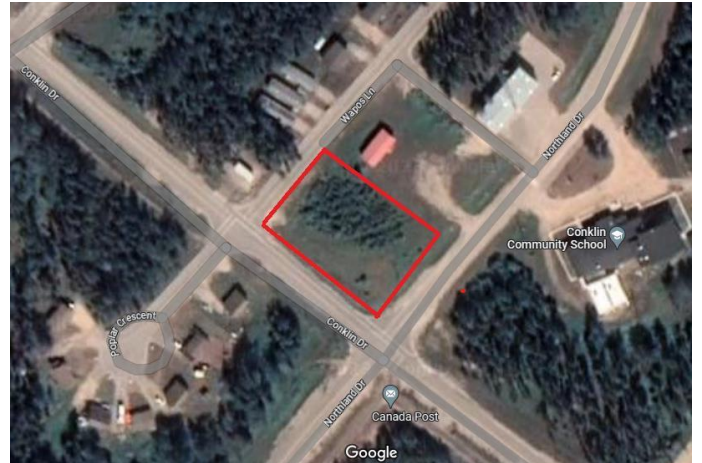
Conklin, Conklin, Alberta

261 Northland Drive  
PRIME COMMERCIAL REAL ESTATE LOT IN  
THE HEART OF CONKLIN

Don't miss out on this golden opportunity to secure a highly desirable empty lot in one of Conklin's prime locations. This perfectly situated commercial real estate offering is located in the heart of Conklin, surrounded by multiple Oil and Gas operations, work camps, and neighbourhood.

Key features;

- 0.64 Acres of prime land
  - Excellent proximity to a well-equipped recreation center that includes a gym, community hall, hockey arena, classrooms, maintenance garage, nurses office, daycare, and administration.
  - Storm sewers in place ensure adequate drainage from the site.
  - The subsoil consists of sandy clay, providing stability for construction.
  - Essential utilities such as electrical power, natural gas, and phone lines are readily accessible.
  - This lot represents one of four commercially zoned sites in the area that is ready for immediate development.
- This vacant lot offers a multitude of investment possibilities, making it an ideal location for various commercial ventures. The community of Conklin provides a stable economic climate, attracting the keen eyed investors, and entrepreneurs alike.



Don't miss out on this extraordinary opportunity to establish a prosperous business venture in a growing area.

### Essential Information

MLS® #	A2195933
Price	\$210,000
Bathrooms	0.00
Acres	0.65
Type	Commercial
Sub-Type	Business
Status	Active

### Community Information

Address	261 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	58
Zoning	HC

### Listing Details

Listing Office	RE/MAX Connect
----------------	----------------

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.