

## \$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 | 170             |
| Zoning         | Zone 60         |

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Listing information last updated on August 24th, 2025 at 10:47am MDT