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## 51165 RR 30 FOR SALE

Commercial Real Estate > Commercial Property for Sale





**Location**  
Rural Leduc County, Alberta



**Listing ID:**  
27337


**MLS ID:**  
A2188029

**\$2,999,000**



 **DARCY POWLIK**  
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 51165 RR 30 , Rural Leduc County , Alberta T0C 2T0

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 459	<b>Zoning</b> North Sask River Valley
<b>Subdivision</b> NONE	<b>Nearest Town</b> Warburg	<b>Building Type</b> Commercial Mix,Institutional,Mixed Use
<b>Year Built</b> 1968	<b>Structure Type</b> Institutional	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Office	<b>Building Area (Sq. Ft.)</b> 55000.00	<b>Building Area (Sq. M.)</b> 5109.62
<b>Inclusions</b> N/A	<b>Restrictions</b> None Known	<b>Reports</b> None

Former Education Facility located right along the North Saskatchewan River. Full School with Classrooms, Dorm Rooms, Industrial Kitchen, Laundry Facility, Office space, Beautiful Full sized Gymnasium with bleachers and more. Metal cladded maintenance shop with two bays with cement floor, heat, power, and office space. There is a log home that is currently rented out. Outbuildings, Playground, a large pavement pad, and an old church are a few other highlights of this unique property. This 124.79 acre property is tucked away, secluded with trees, and would be perfect for a Rehabilitation facility but has many other options as well! This Gorgeous River property has to be viewed in person to appreciate everything it holds, including the location!

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