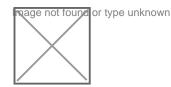


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## **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

**2** (780) 986-2900

RE/MAX Real Estate (Edmonton)

**2** 780-986-2900

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51165 RR 30 , Rural Leduc County , Alberta  $\,$  T0C 2T0  $\,$ 

Transaction Type Days On Market Zoning

For Sale 291 North Sask River Valley

Subdivision Nearest Town Building Type

NONE Warburg Commercial Mix,Institutional,Mixed Use

Year Built Structure Type Property Type
1968 Institutional Commercial

Property Sub Type Building Area (Sq. Ft.) Building Area (Sq. M.)

Office 55000.00 5109.62

InclusionsRestrictionsReportsN/ANone KnownNone

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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