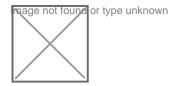


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 664036 RANGE ROAD 199.5 FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location

Rural Athabasca County, Alberta

Listing ID:

27667 A2082579

MLS ID:

\$4,100,000



**△ DEREK HALL** 

**(780)** 505-2030

☑ 3% REALTY PROGRESS

**2** 780-675-3332

ß

664036 Range Road 199.5 , Rural Athabasca County , Alberta  $\,$  T9S 2A3  $\,$ 

**Transaction Type** 

For Sale

**Days On Market** 

627

Zoning

Heavy Industrial

Subdivision

NONE

**Nearest Town** 

Athabasca

Building Type Mixed Use

Year Built

2006

Structure Type

Industrial

Property Type Commercial

**Property Sub Type** 

Mixed Use

Building Area (Sq. Ft.)

17200.00

Building Area (Sq. M.)

1597.92

Lot Size (Sq. Ft.)

6534000

Lot Size (Acres)

150.00

Inclusions

two 5-ton overhead cranes, four 1.5-ton

jib cranes

Restrictions Reports
None Known None

A signature commercial property near Athabasca between Edmonton (155km) and Fort McMurray (275km) - on a full quarter section with frontage on Highway 55. Two shops - 11,200 sq ft main shop, and 6,000 sq ft smaller shop - with enough nicely finished office space to meet all your needs, and over 8 acres of yard and laydown space. Very well located to serve North-Central Alberta, including Edmonton, Athabasca, Fort McMurray, Slave Lake, Wabasca and all points North.

**Disclaimer** - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's Terms of Use.

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® 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.