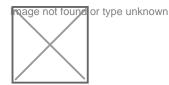


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 20159 TOWNSHIP ROAD 473 FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location

Rural Camrose County, Alberta

Listing ID:

28121 A2135919

MLS ID:

\$760,000

**△** MATTHEW MAYER

**(780)** 781-7088

□ Central Agencies Realty Inc.

**2** 780-672-4495

M

20159 Township Road 473 , Rural Camrose County , Alberta  $\,$  T0B 0J0  $\,$ 

Transaction Type Title Days On Market

For Sale Fee Simple 398

ZoningSubdivisionNearest TownRCINONECamrose

Building TypeYear BuiltStructure TypeMixed Use1977Mixed Use

Property TypeProperty Sub TypeLegal PlanCommercialIndustrial7620975

Building Area (Sq. Ft.) Building Area (Sq. M.) Lot Size (Sq. Ft.)

7440.00 691.19 2857100

Lot Size (Acres) Heating Access to Property

65.59 Forced Air Gravel Road

InclusionsRestrictionsReportsNAUtility Right Of WayAerial Photos

Judicial Sale - 65.59 Acres Zoned Rural Industrial - 4km North of Camrose and only 1/2 km off pavement on a good all-weather dead end road. Existing Structure has seen extensive renovation - 6720sqft (40x168 main floor) structure with 720sq +/- of 2nd level office space. Main floor has been compartmentalized with intent for Cannabis Production. Property is serviced by well, septic tank, power and natural gas. Flat land with potential for future development. According to those familiar with the property there are two 5 acre plots with 6" pit run and 2" of road crush gravel, a new 600volt/200amp/3 phase transformer (has not been connected to the building) and a drainage ditch through the property that feeds into a 6.5 million gal dugout on the South end of the property. Great Opportunity to utilize an existing structure with land to expand in the County of Camrose.

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