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## 226 HIGHWAY 88 FOR SALE

Commercial Real Estate > Commercial Property for Sale





**Location**  
Red Earth Creek, Alberta



**Listing ID:**  
29606

**MLS ID:**  
A2195977

**\$150,000**



 **TESSA BLAIR**  
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 403-254-5315

 226 Highway 88 , Red Earth Creek , Alberta T0G 1X0

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 119
<b>Zoning</b> RHC1-Highway Comm	<b>Subdivision</b> NONE	<b>Nearest Town</b> Red Earth Creek
<b>Building Type</b> See Remarks	<b>Year Built</b> 2013	<b>Structure Type</b> Other
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Mixed Use	<b>Legal Plan</b> 8421791
<b>Building Area (Sq. Ft.)</b> 1520.00	<b>Building Area (Sq. M.)</b> 141.21	<b>Lot Size (Sq. Ft.)</b> 267022
<b>Lot Size (Acres)</b> 6.13	<b>Roof</b> Asphalt Shingle	<b>Electric</b> Single Phase
<b>Heating</b> Forced Air,Natural Gas	<b>Access to Property</b> Gravel Road	<b>Inclusions</b> Negotiable
<b>Restrictions</b> None Known	<b>Reports</b> Title	

Welcome to your new office base camp in Red Earth, Alberta, directly off Highway 88, in the commercial area of this oil field town. This property spans over 6 acres, featuring a quonset and a duplex-style manufactured home with one bedroom and bathroom on each side. The office is fully equipped with appliances including a fridge, stove, microwave, dishwasher, and full-size washer and dryer, with durable vinyl plank flooring in the main areas, ideal for high usage. This location is a great layover point for operators and contractors, offering a spot to rest, and connect to high-speed Wi-Fi, so your team can better manage administrative tasks between field site visits. This well-maintained property provides a central base for your field operators, helping to maximize operational efficiency in one of Alberta's remote oil field areas. As a commercial property, this location has potential for small business owners in the area, looking for a space for automotive or household repair, hair stylist or beauty services, or even potential to apply for short-term rental business (at the discretion of the municipality).

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