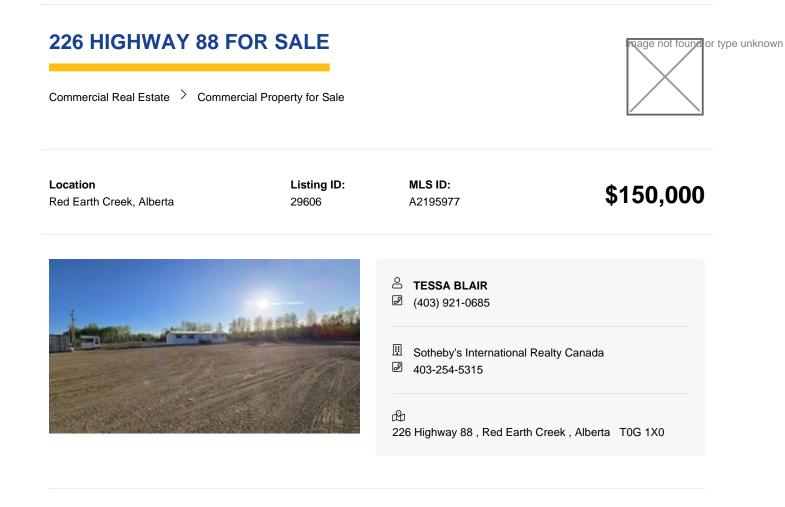


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Title Transaction Type **Days On Market** For Sale Fee Simple 119 Subdivision Nearest Town Zoning **RHC1-Highway Comm** NONE Red Earth Creek **Building Type** Year Built Structure Type 2013 See Remarks Other **Property Type Property Sub Type** Legal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

Reports

Title

Restrictions None Known

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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