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## 663073B RANGE ROAD 232 FOR SALE

Commercial Real Estate > Commercial Property for Sale



### Location

Rural Athabasca County, Alberta

### Listing ID:



31086



### MLS ID:

A2234162

**\$675,000**



 **RADELL BENNETT**  
 (780) 689-9245

 **ROYAL LEPAGE COUNTY REALTY**  
 780-675-5511

 663073B Range Road 232 , Rural Athabasca County , Alberta T9S 2A2

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 21
<b>Zoning</b> M1	<b>Subdivision</b> NONE	<b>Nearest Town</b> Athabasca
<b>Building Type</b> Free-Standing,Mixed Use	<b>Year Built</b> 2006	<b>Structure Type</b> Industrial
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Industrial	<b>Legal Plan</b> 0840558
<b>Building Area (Sq. Ft.)</b> 6200.00	<b>Building Area (Sq. M.)</b> 575.99	<b>Lot Size (Sq. Ft.)</b> 302306
<b>Lot Size (Acres)</b> 6.94	<b>Construction Type</b> Metal Siding	<b>Roof</b> Metal
<b>Foundation</b> Perimeter Wall,Poured Concrete	<b>Electric</b> 200 Amp Service	<b>Cooling</b> None
<b>Heating</b> Forced Air,Natural Gas,Radiant	<b>Commercial Amenities</b> Shower,Storage	<b>Access to Property</b> Gravel Road
<b>Inclusions</b> All shelving, desk, washer, security system (monitoring at the expense of the buyer)	<b>Restrictions</b> Utility Right Of Way	<b>Reports</b> Aerial Photos,Title

Here is a shop with land that you will not want to miss! Situated on 6.94 acres, this property has everything you will need for your business. Whether you are expanding or are ready to make the leap into ownership, this property has been built extremely well and has been meticulously taken care of. You will have 5,000 square feet of shop space with a 6" thick concrete floor that is poured with 30 mpa concrete, so big equipment is not a problem to park inside. It also features 4 - 16' x 14' overhead doors, overhead radiant heaters, and a sump pit. The additional 1,200 square feet currently features an office, parts room, 3 piece washroom and a laundry area. There is also a 20' x 100' lean-to on the south side. The property is fenced and has an electric remote gate. For services you will have natural gas, a well, septic holding tank plus 200 amp electrical service. Great highway frontage for advertising and only a few minutes west of Athabasca, located in a light industrial sub-division. You do not want to miss out on this one of a kind opportunity.

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