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## 77313, 194 RANGE ROAD FOR SALE

Commercial Real Estate > Commercial Property for Sale





**Location**  
McLennan, Alberta



**Listing ID:**  
31203


**MLS ID:**  
A2236378

**\$150,000**



 **MISTY GAUDET**  
 (780) 523-0186

 Grassroots Realty Group - High Prairie  
 780-523-0186

 77313, 194 Range Road , McLennan , Alberta T0H 2L0

**Transaction Type**

For Sale

**Zoning**

Residential

**Subdivision**

NONE

**Year Built**

1984

**Structure Type**

Mixed Use

**Property Type**

Commercial

**Property Sub Type**

Mixed Use

**Building Area (Sq. Ft.)**

1176.00

**Building Area (Sq. M.)**

109.25

**Inclusions**

Riding Lawn mower, convertible in garage

**Restrictions**

None Known

**Reports**

None

This unique property was previously operational as Rainbow Pet Place, offering an opportunity for an animal kennel or rural business. The setup includes multiple indoor/outdoor stalls with in-floor heating, a washroom, a pet grooming station, and an additional overflow building. Situated on 14 acres, the land features several outbuildings, including a 32' x 40' barn with an upstairs hay storage area, a 24' x 24' detached heated garage, and a second heated garage. The main kennel building (20' x 30') contains 8 large kennels, 3 small animal kennels, and 4 medium-sized kennels, while a secondary building provides storage and 4 additional kennels. The property includes two dugouts, one of which supplies water to the two homes and outbuildings. The modular home (approx. 1,450 sq ft) features a full unfinished basement, while the mobile home (1,088 sq ft) includes a wood stove as supplemental heat to the natural gas furnace. Please note: The mobile home requires an immediate roof replacement, and both homes need a reasonable amount of cleanup. The yard has become overgrown in recent years and requires urgent upkeep. This versatile property is ideal for an animal-related business, hobby farm, or rural living with ample storage and infrastructure. Don't miss this opportunity to restore and customize this expansive property!

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