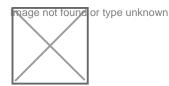


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

77313, 194 RANGE ROAD FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationMcLennan, Alberta

Listing ID: 31203

MLS ID: A2236378 \$150,000



- △ MISTY GAUDET
- **(780)** 523-0186
- Grassroots Realty Group High Prairie
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77313, 194 Range Road , McLennan , Alberta $\,$ T0H 2L0 $\,$

Transaction Type

For Sale

Year Built

1984

Property Sub Type

Mixed Use

Inclusions

garage

Riding Lawn mower, convertible in

Zoning

Residential

Structure Type Mixed Use

Building Area (Sq. Ft.)

1176.00

Restrictions None Known

Subdivision

NONE

Property Type

Commercial

Building Area (Sq. M.)

109.25

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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