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665035A RANGE ROAD 230 FOR SALE

Commercial Real Estate > Commercial Property for Sale

**Location**

Rural Athabasca County, Alberta

Listing ID:

31370

MLS ID:

A2240501

\$1,300,000



 **RADELL BENNETT**

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 Royal LePage Premier Real Estate



665035A Range Road 230 , Rural Athabasca County , Alberta T9S 2B1

Transaction Type	Days On Market	Zoning
For Sale	205	A/C5/M1
Subdivision	Nearest Town	Year Built
NONE	Athabasca	2007
Structure Type	Property Type	Property Sub Type
Mixed Use	Commercial	Mixed Use
Building Area (Sq. Ft.)	Building Area (Sq. M.)	Lot Size (Sq. Ft.)
5428.00	504.27	3452130
Lot Size (Acres)	Construction Type	Roof
79.25	Metal Siding	Metal
Foundation	Electric	Cooling
Poured Concrete	Single Phase,Three Phase	Central Air
Heating	Commercial Amenities	Access to Property
Forced Air,Natural Gas	Boardroom,Laundry Facility,Lunchroom,Parking- Extra,Shower,Storage	Gravel Road
Inclusions	Restrictions	Reports
N/A	None Known	Title

Located just north of the Town of Athabasca, this exceptional 79.25 acre property in Athabasca County is packed with potential. Whether you're looking for a multi-use investment, a new business location or an income generating opportunity, this property delivers. The first shop features a reception area, 2 offices, washroom and a boardroom. The building has 3 phase power, concrete floor, mezzanine on both sides, sump pit and in-floor heat available. There is also a wash bay and an overhead crane. There is a separate fenced yard for added security. The second shop includes a total of 4 - 14' overhead doors, vehicle hoist and a paint booth. There is also an open faced shed with power for extra storage. The impressive two-story building offers 11 private office spaces, multiple multi-use rooms, washrooms, laundry facilities, central air conditioning and lots of windows. Perfect for accommodating staff, leasing or repurposing. With a large graveled parking lot, energized parking stalls, you have the benefit of the infrastructure already being in place. The property currently has 3 different zonings which opens up exciting possibilities. The size, layout and variety of buildings on site create multiple avenues for income potential. This is a rare opportunity to own a highly versatile property with excellent proximity to town.

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