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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**  
 (780) 689-9245

 Royal LePage Premier Real Estate

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

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