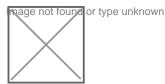


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STORAGE FOR SALE

Businesses and Franchises for Sale > Business for Sale



LocationBreynat, Alberta

Listing ID:

31962

MLS ID: A2254141

\$279,000



△ STACIE DEASE

2 (780) 623-8974

■ RE/MAX LA BICHE REALTY

2 780-623-2514

nd 702041 RGE RD 172 , Breynat , Alberta T0A 3M0

Transaction Type

For Sale

Business Type

Storage

Nearest Town

Breynat

Structure Type

Mixed Use

Legal Plan

-

Lot Size (Sq. Ft.)

3462148

Roof Metal

Heating

Forced Air, Natural Gas

Access to Property Private, See Remarks

Reports None Title

Fee Simple

ZoningAgiculture

Building Type

Mixed Use, See Remarks

Property Type Commercial

Building Area (Sq. Ft.)

1504.00

Lot Size (Acres)

79.48

Foundation

Piling(s), See Remarks

Lot Features

Private, See Remarks, Yard Lights

Inclusions

Fridge, Stove, Dishwasher(as is) 3 sheds, Playhouse, 12x12 office Building

Days On Market

21

Subdivision

NONE

1981

Year Built

Mixed Use

Property Sub Type

Building Area (Sq. M.)

139.73

Construction Type

Vinyl Siding

Cooling None

Commercial Amenities

Outside Storage, See Remarks

RestrictionsNone Known

BLOW OUT PRICE!! Live Here! Work Here! Play Here! Was purchased as a Profitable Well Established, Reputable RV Storage Business and Acreage, currently non-operational, but has the potential to be re-established. (When purchased the RV storage had an average of 100 units stored with an average annual net income of \$33,000 a year). Limitless potential on this 79.48 acre parcel with, home, plus storage compound and office building. Home is on engineered pilings and welded down, original structure is 1981 with an addition completed in 1995, 2001 and most recently a screened in porch completed in 2018. In Addition a New hot Water Tank was installed in December 2023 and Fridge May 2024. The 4 bedroom, 2 bath home has undergone extensive renovations from top to bottom with engineered rafters, tin roof, and modern upgrades through out. Some minor finishing is required. There is 2100 Gallon Cistern for water and a field and tank for sewer. The 79.48 acres +/- acres consists of approx. 75% offering a mature forest with an abundance of hazelnut, Saskatoon's and roses bushes not to mention all sorts of birds and wildlife accessible on well maintained trails. The storage compound is 2.5 acres, fenced, graveled with underground power and lighting that at full capacity holds a 130 RV units. Also included in the sale is a 12x12 office, 3 Sheds and a Playhouse. Conveniently located in the Breynat/Wandering River Area a minute off of the very busy HWY 63 servicing Fort McMurray. GST maybe Applicable. Get a Jump on this Opportunity!

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