

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.

## RANGE ROAD 164 FOR SALE

Commercial Real Estate > Commercial Property for Sale




**Location**  
Rural Flagstaff County, Alberta



**Listing ID:**  
33057


**MLS ID:**  
A2273006

**\$420,000**



 **CONNIE BERINGER**  
 (780) 888-7202

 **Clear Choice Realty**  
 780-888-7202

 Range Road 164 , Rural Flagstaff County , Alberta T0B 1A0

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 61
<b>Zoning</b> Highway Commercial	<b>Subdivision</b> NONE	<b>Nearest Town</b> Daysland
<b>Year Built</b> 1994	<b>Structure Type</b> Industrial	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Mixed Use	<b>Legal Plan</b> 9423382	<b>Building Area (Sq. Ft.)</b> 4991.00
<b>Building Area (Sq. M.)</b> 463.68	<b>Inclusions</b> N/A	<b>Restrictions</b> None Known
<b>Reports</b> None		

PROPERTY #1 (TWO BUILDING AND LANDS) \$180,000: 4,991 SF± ON 1.76 ACRES Building 1 – Office/Shop (2,080 SF±) The office portion includes three offices, a two-piece bathroom, and a kitchenette, all finished with tile or laminate flooring, painted drywall walls and ceilings. The shop area offers open-span space with a 16 ft.± clear height, 16' grade level overhead door. A mezzanine level—partially unfinished—adds additional storage workspace Building 2 – Shop (2,911 SF±) Offers a 15 ft. clear height, 14 ft. grade-level overhead loading door. and painted drywall walls and ceiling. LED lighting is installed throughout, and heating is provided by a suspended radiant tube heater. PROPERTY #2 (NEIGHBOURING LANDS) \$240,000: Neighbouring 10.77 acre± of surplus land offers considerable future development possibilities and potential Neighbouring land is on separate title from Property #1 Property #2 can be purchased separately from Property #1 Location: The property has exposure to Highway 13, with daily traffic flow of 1,930 vehicles per day

**Disclaimer** - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.