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RANGE ROAD 164 FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location

Rural Flagstaff County, Alberta

Listing ID:

33057 A2273

MLS ID: A2273006

\$420,000



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

Transaction Type Title Zoning

For Sale Fee Simple Highway Commercial

SubdivisionNearest TownYear BuiltNONEDaysland1994

Structure Type Property Type Property Sub Type

Industrial Commercial Mixed Use

Legal Plan Building Area (Sq. Ft.) Building Area (Sq. M.)

9423382 4991.00 463.68

InclusionsRestrictionsReportsN/ANone KnownNone

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

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