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

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

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

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