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104, 13040 HWY 881 FOR SALE



Commercial Real Estate > Commercial Property for Sale



Location
Rural Lac La Biche County, Alberta



Listing ID:
35709


MLS ID:
A2320389

\$495,000



 **TRACY LORD**
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 People 1st Realty
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 104, 13040 Hwy 881 , Rural Lac La Biche County , Alberta T0A 2C0

Transaction Type For Sale	Title Fee Simple	Days On Market 1
Zoning Rural Industrial District	Subdivision NONE	Building Type Plane Hangar,Warehouse
Year Built 2012	Structure Type Warehouse	Property Type Commercial
Property Sub Type Industrial	Legal Plan 0828370	Building Area (Sq. Ft.) 3750.00
Building Area (Sq. M.) 348.38	Lot Size (Sq. Ft.) 850291	Lot Size (Acres) 19.52
Roof Metal	Electric 220 Volts	Access to Property Direct Access
Inclusions Office trailer with appliances (Fridge, stove, washer, dryer)	Restrictions None Known	Reports Aerial Photos

Excellent opportunity to own a well-located 19.52-acre rural industrial property with direct frontage on Highway 881 and convenient access to Conklin, Fort McMurray, and Lac La Biche, just 11 km away. The property features a 50' x 75' heated commercial shop, built in 2012, with two large translucent overhead doors that provide abundant natural light. The shop is heated with a natural gas-fired infrared system, spray foam insulated for efficiency, and includes a concrete floor, 220-volt power, and a paved apron for easy access and maneuverability. Zoned Rural Industrial District (RI), the property is ideal for trucking, oilfield services, equipment storage, contractors, and other industrial operations. A mobile home/office is also included and can serve as office space, staff accommodations, or a surveillance/security suite. This versatile industrial property offers excellent highway exposure, functional improvements, and a strategic location in one of Northern Alberta's key industrial areas.

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