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## 74302 RANGE ROAD 161 FOR SALE

Commercial Real Estate > Commercial Property for Sale





**Location**  
High Prairie, Alberta



**Listing ID:**  
17407

**MLS ID:**  
A1245296

**\$1,399,000**



 **MISTY GAUDET**  
 (780) 523-0186

 Grassroots Realty Group - High Prairie  
 780-523-0186

 74302 Range Road 161 , High Prairie , Alberta T0G 1E0

**Transaction Type**

For Sale

**Days On Market**

639

**Year Built**

2000

**Zoning**

Residential

**Subdivision**

NONE

**Building Type**

Commercial Mix,Mixed Use

**Structure Type**

Other

**Property Type**

Commercial

**Property Sub Type**

Multi Family

**Building Area (Sq. Ft.)**

12285.00

**Building Area (Sq. M.)**

1141.30

**Inclusions**

Appliances, Window coverings, Bed  
Frames/mattresses, bed linens, Kitchen  
equipment,

**Restrictions**

None Known

**Reports**

None

A developed 29 Man Camp Facility on 6.81 acres in the Municipal District of Big Lakes, Alberta. The facility is set up with appropriate permits and safety and comfort in mind at all times. A well was set up with a Collagen filtration system to take care of all the properties water needs. There are two legal field systems and two legal pump outs to take care of the sewer needs. 3 phase power was installed in order to maintain the extensive air conditioning systems. Natural gas is set up to the buildings on site, although the camp shacks are still compatible, if chosen, with propane. There are 2 homes on site, one with a functional basement suite. Camp Shack #93 - #65 and \$701 are all double ended units. Two kitchens, two living rooms, two bathrooms and shared laundry in each. The combined 6 shack unit has the potential for 15 bedrooms, has a commercial kitchen & dining hall, dormitory shower and washroom. The Administration Building, an office/boardroom building that occupies 8 offices, 2 boardrooms and 3 wheelchair accessible washrooms. Wheel chair accessible decks on both the Administration Building and the combined 6 combined shack with commercial kitchen. Last but not least a 48 x 64 shop. The highway access has been widened and there is plenty of space for large trucks to pull in and out of the property, there is also ample parking for a fleet of vehicles. Included with the property is mattresses, bed frames, kitchen equipment, current furniture, appliances and much more. The opportunity is endless to make this current property a profitable business in a community where Oil & Gas & Lumber is plentiful. Call, email or text today to book your viewing. If you are from out of the area FaceTime viewings can be arranged.

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