

664036 Range Road 195.5
Rural Athabasca County, Alberta

MLS # A2082579



\$4,100,000

| | |
|--------------------|------------------|
| Division: | NONE |
| Type: | Mixed Use |
| Bus. Type: | - |
| Sale/Lease: | For Sale |
| Bldg. Name: | - |
| Bus. Name: | - |
| Size: | 17,200 sq.ft. |
| Zoning: | Heavy Industrial |

| | | | |
|--------------------|--|-----------------------|--------------|
| Heating: | - | Addl. Cost: | - |
| Floors: | - | Based on Year: | - |
| Roof: | - | Utilities: | - |
| Exterior: | - | Parking: | - |
| Water: | - | Lot Size: | 150.00 Acres |
| Sewer: | - | Lot Feat: | - |
| Inclusions: | two 5-ton overhead cranes, four 1.5-ton jib cranes | | |

A signature commercial property near Athabasca between Edmonton (155km) and Fort McMurray (275km) - on a full quarter section with frontage on Highway 55. Two shops - 11,200 sq ft main shop, and 6,000 sq ft smaller shop - with enough nicely finished office space to meet all your needs, and over 8 acres of yard and laydown space. Very well located to serve North-Central Alberta, including Edmonton, Athabasca, Fort McMurray, Slave Lake, Wabasca and all points North.