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## 664036 Range Road 199.5 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

Addl. Cost: -

 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.