

**665035A Range Road 230
Rural Athabasca County, Alberta**

MLS # A2240501



\$1,300,000

Division: NONE

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 5,428 sq.ft.

Zoning: A/C5/M1

Heating:	Forced Air, Natural Gas	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	Metal	Utilities:	-
Exterior:	Metal Siding	Parking:	-
Water:	Well	Lot Size:	79.25 Acres
Sewer:	Holding Tank	Lot Feat:	-
Inclusions:	N/A		

Located just north of the Town of Athabasca, this exceptional 79.25 acre property in Athabasca County is packed with potential. Whether you're looking for a multi-use investment, a new business location or an income generating opportunity, this property delivers. The first shop features a reception area, 2 offices, washroom and a boardroom. The building has 3 phase power, concrete floor, mezzanine on both sides, sump pit and in-floor heat available. There is also a wash bay and an overhead crane. There is a separate fenced yard for added security. The second shop includes a total of 4 - 14' overhead doors, vehicle hoist and a paint booth. There is also an open faced shed with power for extra storage. The impressive two-story building offers 11 private office spaces, multiple multi-use rooms, washrooms, laundry facilities, central air conditioning and lots of windows. Perfect for accommodating staff, leasing or repurposing. With a large graveled parking lot, energized parking stalls, you have the benefit of the infrastructure already being in place. The property currently has 3 different zonings which opens up exciting possibilities. The size, layout and variety of buildings on site create multiple avenues for income potential. This is a rare opportunity to own a highly versatile property with excellent proximity to town.