

20159 Township Road 473  
Rural Camrose County, Alberta

MLS # A2258397



**\$600,000**

Division:	NONE
Type:	Industrial
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	7,440 sq.ft.
Zoning:	RCI
Addl. Cost:	-
Based on Year:	-
Utilities:	-
Parking:	-
Lot Size:	65.59 Acres
Lot Feat:	-

Heating:	Forced Air
Floors:	-
Roof:	-
Exterior:	-
Water:	-
Sewer:	-
Inclusions:	NA

Judicial Sale - 65.59 Acres Zoned Rural Industrial - 4km North of Camrose and only 1/2 km off pavement on a good all-weather dead end road. Existing Structure has seen extensive renovation - 6720sqft (40x168 main floor) structure with 720sq +/- of 2nd level office space. Main floor has been compartmentalized with intent for Cannabis Production. Property is serviced by well, septic tank, power and natural gas. Flat land with potential for future development. According to those familiar with the property there are two 5 acre plots with 6" pit run and 2" of road crush gravel, a new 600volt/200amp/3 phase transformer (has not been connected to the building) and a drainage ditch through the property that feeds into a 6.5 million gal dugout on the South end of the property. Great Opportunity to utilize an existing structure with land to expand in the County of Camrose.