

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:	-
Floors:	-
Roof:	-
Exterior:	-
Water:	-
Sewer:	-
Inclusions:	two 5-ton overhead cranes, four 1.5-ton jib cranes

Addl. Cost:	-
Based on Year:	-
Utilities:	-
Parking:	-
Lot Size:	150.00 Acres
Lot Feat:	-

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.