



GRASSROOTS
REALTY GROUP

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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

Floors: -

Roof: Metal

Exterior: Metal Siding

Water: Well

Sewer: Holding Tank

Inclusions: N/A

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: 79.25 Acres

Lot Feat: -

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.