



74302, 161 Range Road  
High Prairie, Alberta

MLS # A2264336



**\$1,299,000**

**Division:** NONE

**Type:** Multi-Family/Apartment

**Style:** -

**Size:** 15,659 sq.ft. **Age:** 2000 (26 yrs old)

**Beds:** - **Baths:** -

**Garage:** -

**Lot Size:** -

**Lot Feat:** -

**Bldg Name:** -

**Water:** -

**Sewer:** -

**LLD:** -

**Zoning:** Parks and Institutional

**Utilities:** -

**Heating:** -

**Floors:** -

**Roof:** -

**Basement:** -

**Exterior:** -

**Foundation:** -

**Features:** -

**Inclusions:** N/A

A fully-developed 29-person camp facility represents a complete and turnkey business opportunity. The entire operation was designed with all necessary permits, prioritizing safety and occupant comfort. Robust infrastructure includes a well with a Collagen filtration system for water, two legal field systems, and pump-outs for sewer, 3-phase power, and natural gas hookups. The property features versatile accommodations, including two private homes (one with an additional suite) and a series of camp shacks, some configured as efficient double-ended units. Central amenities include a combined unit with a commercial kitchen and dining hall, a dedicated Administration Building with offices and boardrooms, and a spacious 48' x 64' shop. With widened highway access for large trucks, ample parking, and wheelchair-accessible facilities throughout, the property is both highly functional and inclusive. Sold fully furnished with all appliances, furniture, and kitchen equipment, this facility is poised for immediate profitability in a region abundant with Oil, Gas, and Lumber activity. Call today to book your viewing; virtual tours are readily available for interested out-of-area parties.