



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

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:	-		

Heating: -
Floors: -
Roof: -
Basement: -
Exterior: -
Foundation: -
Features: -

Bldg Name: -
Water: -
Sewer: -
LLD: -
Zoning: Parks and Institutional
Utilities: -

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.