



GRASSROOTS
REALTY GROUP

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2212 AIRPORT ROAD
Wabasca, Alberta

MLS # A2270828



\$365,000

Division:	NONE
Type:	Industrial
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	1,520 sq.ft.
Zoning:	M1

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	Electricity, Natural Gas, Phone
Exterior:	-	Parking:	-
Water:	-	Lot Size:	6.00 Acres
Sewer:	-	Lot Feat:	-
Inclusions:	N/A		

6 acres of industrial property located in Wabasca. Partially fenced, yard lights & barrier around perimeter. Used for a hotshot/picker truck service and has mobile for on site residence or office. Main yard is gravel with grass compound area. 6 RV rental parking sites for year round usage, hookups include power, sewer, propane & water. Hydrant and pad for truck wash, electrical panel in the power house & 220 service. This supplies the outside services and RV sites. The 2006 mobile has 1520 sq. ft., 3 bedroom, air conditioning, natural gas fireplace, property serviced by town water and sewer. The family room could be setup as an office. Landscaping is completed around mobile.