



**74302 Range Road 161  
High Prairie, Alberta**

**MLS # A1245296**



**\$1,399,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Commercial/Multi Family		
<b>Style:</b>	-		
<b>Size:</b>	12,285 sq.ft.	<b>Age:</b>	2000 (25 yrs old)
<b>Beds:</b>	-	<b>Baths:</b>	-
<b>Garage:</b>	-		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	-	<b>Bldg Name:</b>	-
<b>Floors:</b>	-	<b>Water:</b>	-
<b>Roof:</b>	-	<b>Sewer:</b>	-
<b>Basement:</b>	-	<b>LLD:</b>	23-74-16-W5
<b>Exterior:</b>	-	<b>Zoning:</b>	Residential
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	-		

**Inclusions:** Appliances, Window coverings, Bed Frames/mattresses, bed linens, Kitchen equipment,

A developed 29 Man Camp Facility on 6.81 acres in the Municipal District of Big Lakes, Alberta. The facility is set up with appropriate permits and safety and comfort in mind at all times. A well was set up with a Collagen filtration system to take care of all the properties water needs. There are two legal field systems and two legal pump outs to take care of the sewer needs. 3 phase power was installed in order to maintain the extensive air conditioning systems. Natural gas is set up to the buildings on site, although the camp shacks are still compatible, if chosen, with propane. There are 2 homes on site, one with a functional basement suite. Camp Shack #93 - #65 and \$701 are all double ended units. Two kitchens, two living rooms, two bathrooms and shared laundry in each. The combined 6 shack unit has the potential for 15 bedrooms, has a commercial kitchen & dining hall, dormitory shower and washroom. The Administration Building, an office/boardroom building that occupies 8 offices, 2 boardrooms and 3 wheelchair accessible washrooms. Wheel chair accessible decks on both the Administration Building and the combined 6 combined shack with commercial kitchen. Last but not least a 48 x 64 shop. The highway access has been widened and there is plenty of space for large trucks to pull in and out of the property, there is also ample parking for a fleet of vehicles. Included with he property is mattresses, bed frames, kitchen equipment, current furniture, appliances and much more. The opportunity is endless to make this current property a profitable business in a community where Oil & Gas & Lumber is plentiful. Call, email or text today to book you viewing. If you are from out of the area FaceTime viewings can be arranged.