



GRASSROOTS
REALTY GROUP

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664036 Range Road 195.5
Rural Athabasca County, Alberta

MLS # A2082579



\$4,100,000

Division: NONE
Type: Mixed Use
Bus. Type: -
Sale/Lease: For Sale
Bldg. Name: -
Bus. Name: -
Size: 17,200 sq.ft.
Zoning: Heavy Industrial

Heating: -	Addl. Cost: -
Floors: -	Based on Year: -
Roof: -	Utilities: -
Exterior: -	Parking: -
Water: -	Lot Size: 150.00 Acres
Sewer: -	Lot Feat: -

Inclusions: two 5-ton overhead cranes, four 1.5-ton jib cranes

A signature commercial property near Athabasca between Edmonton (155km) and Fort McMurray (275km) - on a full quarter section with frontage on Highway 55. Two shops - 11,200 sq ft main shop, and 6,000 sq ft smaller shop - with enough nicely finished office space to meet all your needs, and over 8 acres of yard and laydown space. Very well located to serve North-Central Alberta, including Edmonton, Athabasca, Fort McMurray, Slave Lake, Wabasca and all points North.