



GRASSROOTS
REALTY GROUP

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74331 Range Road 175
High Prairie, Alberta

MLS # A2086581



\$499,000

| | |
|-------------|--------------------|
| Division: | NONE |
| Type: | Hotel/Motel |
| Bus. Type: | - |
| Sale/Lease: | For Sale |
| Bldg. Name: | - |
| Bus. Name: | - |
| Size: | 2,656 sq.ft. |
| Zoning: | Highway Commercial |

Heating: -

Floors: -

Roof: -

Exterior: -

Water: -

Sewer: -

Inclusions: N/A

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: -

Lot Feat: -

21.94 Acre Highway Camp Fully Occupied - central to the town of High Prairie, West Fraser Lumber Mill and the Tolko OSB Mill.. A 1995 mobile home, an 18 x 30 shop, and 2 double ended 12 x 60 self contained skid shacks (connected to power, natural gas and the on-site water system). Currently zoned as Highway Commercial, permits pulled as hotel/motel. Property set up for a total of 4 skid shacks and a future shop site. Highway approved for traffic flow. 2 - 200 amp electric services. One 200 amp service provides power to the 20 plug in power rail (which rent out at \$250/plug in the winter months.) and will provide hydro to the future shop site. The future shop site has been gravelled and has a sewage holding tank east of the power rail. Two driveways makes the flow of traffic and access a breeze. An investment opportunity currently operational with room for growth. (2019-2021 the future shop site was leased to a logging company for their own camp) Call, email or text today to book your viewing and find out about the income!