



GRASSROOTS
REALTY GROUP

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**74331 Range Road 175
High Prairie, Alberta**

MLS # A2099482



\$499,900

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Mobile		
Size:	2,656 sq.ft.	Age:	1995 (29 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	21.94 Acres		
Lot Feat:	Lawn		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Metal Siding , Wood Siding	Zoning:	Highway Commercial
Foundation:	Block	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

21.94 Acre Mobile Home and 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!