



**GRASSROOTS**  
REALTY GROUP

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**1160 8 Avenue W**  
**Beaverlodge, Alberta**

**MLS # A2120242**



**\$999,900**

Division:	NONE
Type:	Mixed Use
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	9,000 sq.ft.
Zoning:	C2
Addl. Cost:	-
Based on Year:	-
Utilities:	-
Parking:	-
Lot Size:	5.06 Acres
Lot Feat:	-

**Inclusions:** Security system, Office furniture

TURN-KEY RENTAL BUSINESS ON TITLED 5 ACRES OF HIGHWAY FRONTAGE IN BEAVERLODGE! OWNER MAY CONSIDER VENDOR FINANCING OR VENDOR TAKE-BACK FINANCING TO QUALIFIED BUYERS. This business has a great reputation, and solid track record of financials. The sale is comprised of BOTH land + a profitable and turn-key business, which has STORAGE UNITS, RV STORAGE + BILLBOARD REVENUE! This business that has been set up impeccably, consisting of 9000 sqft of storage space (77 Units), fully fenced with code-activated gate, office, security and more! The location cannot be beat with direct access to Highway 43. The property has 5 billboards with highway exposure. The billboards each have 3 rent-able sides each, giving 15 total rental opportunities! In addition, there are 115 RV storage pads. Also features a 230 sqft office, which is fully setup for business. With three forms of revenue it makes this a safe and diversified investments, and also has the space to expand on the rental operation! This opportunity gives a future owner the ability to own a profitable and income producing business, while also have a strong and appreciating asset on the balance sheet by way of land and building ownership. Land and business has been recently appraised and is price BELOW APPRAISED VALUE. Call your favourite agent today and move on your entrepreneurial dreams today!