



GRASSROOTS
REALTY GROUP

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51165 RR 30
Warburg, Alberta

MLS # A2188029



\$3,499,000

Division: Warburg

Type: Office

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 55,000 sq.ft.

Zoning: North Sask River Valley

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

Former Education Facility located right along the North Saskatchewan River. Full School with Classrooms, Dorm Rooms, Industrial Kitchen, Laundry Facility, Office space, Beautiful Full sized Gymnasium with bleachers and more. Metal cladded maintenance shop with two bays with cement floor, heat, power, and office space. Four homes were used for staff housing that are in need of repair and a fifth log home that is currently rented out. Outbuildings, Playground, a large pavement pad, and an old church are a few other highlights of this unique property. This 124.79 acre property is tucked away, secluded with trees, and would be perfect for a Rehabilitation facility but has many other options as well! This Gorgeous River property has to be viewed in person to appreciate everything it holds, including the location!