

# \$4,100,000 - 664036 Range Road 199.5, Rural Athabasca County

MLS® #A2082579

**\$4,100,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 150.00 Acres

NONE, Rural Athabasca County, Alberta

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.

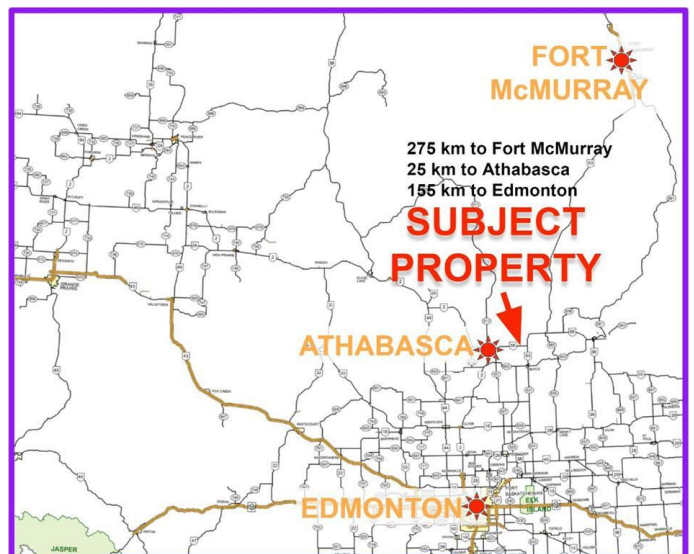
Built in 2006

## Essential Information

|            |             |
|------------|-------------|
| MLS® #     | A2082579    |
| Price      | \$4,100,000 |
| Bathrooms  | 0.00        |
| Acres      | 150.00      |
| Year Built | 2006        |
| Type       | Commercial  |
| Sub-Type   | Mixed Use   |
| Status     | Active      |

## Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 664036 Range Road 199.5 |
| Subdivision | NONE                    |
| City        | Rural Athabasca County  |



|             |                  |
|-------------|------------------|
| County      | Athabasca County |
| Province    | Alberta          |
| Postal Code | T9S 2A3          |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 12th, 2023 |
| Days on Market | 621                |
| Zoning         | Heavy Industrial   |

### **Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | 3% REALTY PROGRESS |
|----------------|--------------------|

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