# \$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**

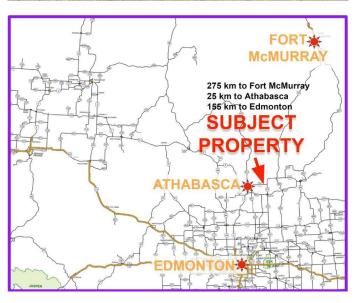
Address 664036 Range Road 199.5

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 749

Zoning Heavy Industrial

## **Listing Details**

Listing Office 3% REALTY PROGRESS

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.