

\$675,000 - 663073b Range Road 232, Rural Athabasca County

MLS® #A2234162

\$675,000

0 Bedroom, 0.00 Bathroom,
Commercial on 6.94 Acres

NONE, Rural Athabasca County, Alberta

Here is a shop with land that you will not want to miss! Situated on 6.94 acres, this property has everything you will need for your business. Whether you are expanding or are ready to make the leap into ownership, this property has been built extremely well and has been meticulously taken care of. You will have 5,000 square feet of shop space with a 6" thick concrete floor that is poured with 30 mpa concrete, so big equipment is not a problem to park inside. It also features 4 - 16' x 14' overhead doors, overhead radiant heaters, and a sump pit. The additional 1,200 square feet currently features an office, parts room, 3 piece washroom and a laundry area. There is also a 20' x 100' lean-to on the south side. The property is fenced and has an electric remote gate. For services you will have natural gas, a well, septic holding tank plus 200 amp electrical service. Great highway frontage for advertising and only a few minutes west of Athabasca, located in a light industrial sub-division. You do not want to miss out on this one of a kind opportunity.

Built in 2006

Essential Information

MLS® #	A2234162
Price	\$675,000
Bathrooms	0.00



Acres	6.94
Year Built	2006
Type	Commercial
Sub-Type	Industrial
Status	Active

Community Information

Address	663073b Range Road 232
Subdivision	NONE
City	Rural Athabasca County
County	Athabasca County
Province	Alberta
Postal Code	T9S 2A2

Amenities

Utilities	Natural Gas Connected
-----------	-----------------------

Interior

Heating	Forced Air, Natural Gas, Radiant
Cooling	None

Exterior

Roof	Metal
Construction	Metal Siding
Foundation	Poured Concrete, Perimeter Wall

Additional Information

Date Listed	June 23rd, 2025
Days on Market	17
Zoning	M1

Listing Details

Listing Office	ROYAL LEPAGE COUNTY REALTY
----------------	----------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.