

# \$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.

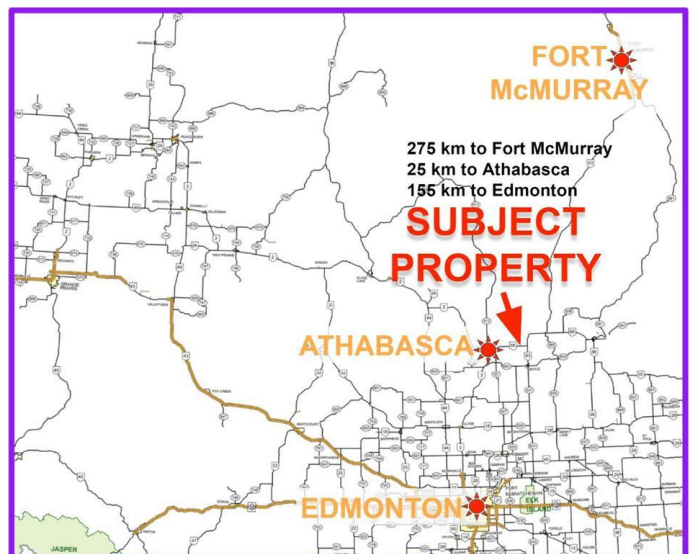
Built in 2006

## 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	625
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.