

FOR SALE

±5,000 SF

±67.6 Acres

LIZOTTE

AND ASSOCIATES REAL ESTATE INC



665035 Range Rd 230, Athabasca, Alberta

67 AC OF LIGHT INDUSTRIAL/AGRICULTURE LAND

Property Highlights

- 3 acres of graveled yard with ±60 acres of seeded Alfalfa
- Features ±5,000 sq. ft. heated warehouse and ±5,000 sq. ft. of cold storage with ±600 sq. ft. of office trailer, equipped with LED lighting,
- Air compressor
- Ample power supply with 3 phase
- Only 9 minutes away from Athabasca and 1 hour from Lac La Biche
- Great central location for a laydown yard
- Ideal property for a construction/transportation company



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No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing condition, imposed by our principals.

FOR SALE

SHOP W/ MEZZANINE AND 4 GRADE DOORS

LIZOTTE
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FOR SALE

SITE TRAILER

LIZOTTE
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FOR SALE

67 Acres of Light Industrial / Agriculture Land

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Property Information

Municipal Address: 665035 Range Rd 230, Athabasca, Alberta

Legal Address: Plan 1722717, Block 1, Lot 1

Building Size: 5,000 Sq. Ft. (+/-)

Lot Size: 67.06 Acres (+/-)

Zoning: IM (Medium Industrial)

Power: 600Amp/240Volt 3 Phase TBC

Heating: 2 radiant tube heaters

Ceiling Height: 14' Clear

Loading: 4 - 12x14 Grade

Possession: Immediate/negotiable

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Purchase Price: \$1,400,000.00

Taxes: \$4,387.18 (Est 2023)

Contact

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