

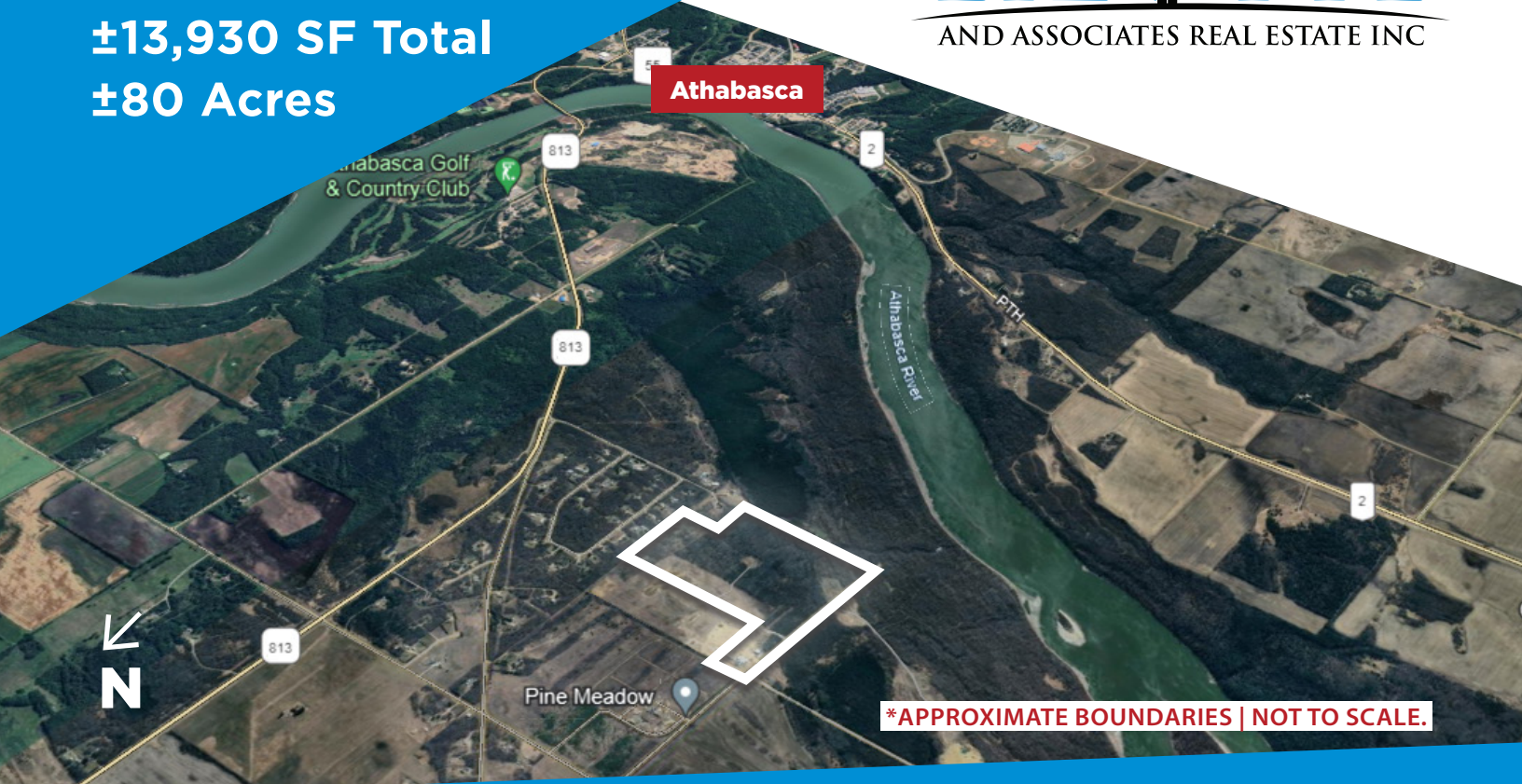
# FOR SALE

±13,930 SF Total

±80 Acres

# LIZOTTE

AND ASSOCIATES REAL ESTATE INC



**665035A Range Rd 230, Athabasca, Alberta**

## 67 AC OF LIGHT INDUSTRIAL/AGRICULTURE LAND

### Property Highlights

- Features a 9 room B&B with two kitchens, multiple washrooms with showers, dual A/C units, one for each floor, community laundry room, large boardroom
- Ample parking with power.
- Shop features a great set up for a repair shop, includes hoist, air compressor and clean oil storage tanks racking, all LED lighting and in-floor heating
- Plenty of parking for large equipment.



780.488.0888



[www.lizotterealestate.com](http://www.lizotterealestate.com)



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# FOR SALE

80 Acres of Light Industrial / Agriculture Land

**LIZOTTE**  
AND ASSOCIATES REAL ESTATE INC



# FOR SALE

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**#1 Building**



# FOR SALE

80 Acres of Light Industrial / Agriculture Land

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## Property Information

**Municipal Address:** 665035A Range Rd 230, Athabasca, Alberta

**Building Sizes:** #1 B&B 5,450 Sq. Ft. (+/-)  
#2 1,830 Sq. Ft. (+/-)  
#3 6,650 Sq. Ft. (+/-)

**Lot Size:** 80 Acres (+/-)

**Zoning:** Agriculture/Camp Comm/Light Industrial

**Power:** 600 Amp/480 Volt 3 Phase TBC

**Heating:** In-floor

**Sumps:** 3 sumps 1 trench drain

**Ceiling Height:** 16'6"

**Loading:** 3- 14'x16' and 4 - 10'x14

**Possession:** Negotiable

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**Purchase Price:** Market

## Contact

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