

# \$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.

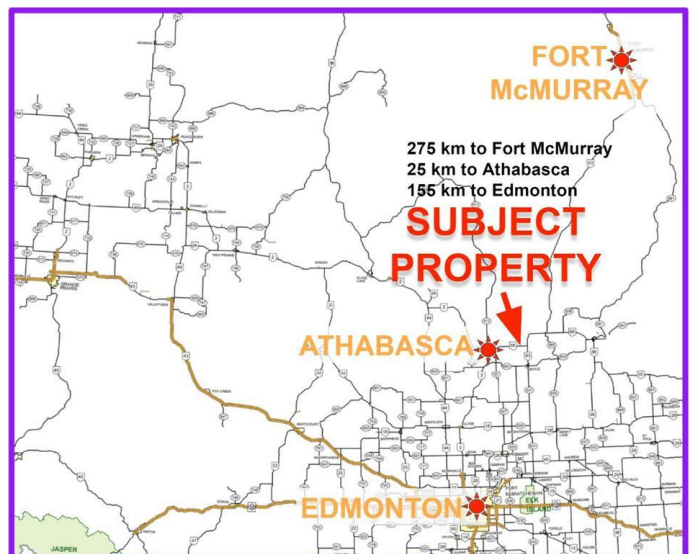
Built in 2006

## 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	572
Zoning	Heavy Industrial

### **Listing Details**

Listing Office	3% REALTY PROGRESS
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