

\$1,300,000 - 665035a Range Road 230, Rural Athabasca County

MLS® #A2240501

\$1,300,000

0 Bedroom, 0.00 Bathroom,
Commercial on 79.25 Acres

NONE, Rural Athabasca County, Alberta

Located just north of the Town of Athabasca, this exceptional 79.25 acre property in Athabasca County is packed with potential. Whether you're looking for a multi-use investment, a new business location or an income generating opportunity, this property delivers. The first shop features a reception area, 2 offices, washroom and a boardroom. The building has 3 phase power, concrete floor, mezzanine on both sides, sump pit and in-floor heat available. There is also a wash bay and an overhead crane. There is a separate fenced yard for added security. The second shop includes a total of 4 - 14' overhead doors, vehicle hoist and a paint booth. There is also an open faced shed with power for extra storage. The impressive two-story building offers 11 private office spaces, multiple multi-use rooms, washrooms, laundry facilities, central air conditioning and lots of windows. Perfect for accommodating staff, leasing or repurposing. With a large graveled parking lot, energized parking stalls, you have the benefit of the infrastructure already being in place. The property currently has 3 different zonings which opens up exciting possibilities. The size, layout and variety of buildings on site create multiple avenues for income potential. This is a rare opportunity to own a highly versatile property with excellent proximity to town.



Built in 2007

Essential Information

MLS® #	A2240501
Price	\$1,300,000
Bathrooms	0.00
Acres	79.25
Year Built	2007
Type	Commercial
Sub-Type	Mixed Use
Status	Active

Community Information

Address	665035a Range Road 230
Subdivision	NONE
City	Rural Athabasca County
County	Athabasca County
Province	Alberta
Postal Code	T9S 2B1

Interior

Heating	Forced Air, Natural Gas
Cooling	Central Air

Exterior

Roof	Metal
Construction	Metal Siding
Foundation	Poured Concrete

Additional Information

Date Listed	July 16th, 2025
Days on Market	1
Zoning	A/C5/M1

Listing Details

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

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.