

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

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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 | 72              |
| Zoning         | A/C5/M1         |

## Listing Details

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

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