



GRASSROOTS
REALTY GROUP

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104, 13040 Hwy 881
Rural Lac La Biche County, Alberta

MLS # A2320389



\$495,000

Division:	NONE
Type:	Industrial
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	3,750 sq.ft.
Zoning:	Rural Industrial District

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	Metal	Utilities:	Electricity Connected
Exterior:	-	Parking:	-
Water:	Cistern	Lot Size:	19.52 Acres
Sewer:	Open Discharge	Lot Feat:	-
Inclusions:	Office trailer with appliances (Fridge, stove, washer, dryer)		

Excellent opportunity to own a well-located 19.52-acre rural industrial property with direct frontage on Highway 881 and convenient access to Conklin, Fort McMurray, and Lac La Biche, just 11 km away. The property features a 50' x 75' heated commercial shop, built in 2012, with two large translucent overhead doors that provide abundant natural light. The shop is heated with a natural gas-fired infrared system, spray foam insulated for efficiency, and includes a concrete floor, 220-volt power, and a paved apron for easy access and maneuverability. Zoned Rural Industrial District (RI), the property is ideal for trucking, oilfield services, equipment storage, contractors, and other industrial operations. A mobile home/office is also included and can serve as office space, staff accommodations, or a surveillance/security suite. This versatile industrial property offers excellent highway exposure, functional improvements, and a strategic location in one of Northern Alberta's key industrial areas.