



GRASSROOTS
REALTY GROUP

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700 9 Highway
Hanna, Alberta

MLS # A2326898



\$799,000

Division: Hanna

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 31,200 sq.ft.

Zoning: HWY-C

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: Metal

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: 60x picnic tables, garbage cans

An exceptional investment opportunity awaits with this 10.6-acre mixed-use commercial property located within the Town of Hanna. Combining industrial, commercial, and income-producing potential, this versatile property is well suited for a wide range of business ventures or future development. The centerpiece is an impressive 60' x 120' heated shop featuring a 20-foot overhead door, expansive workspace, and a 60' x 20' mezzanine that provides additional storage, office space, or operational flexibility. A second 70' x 120' mixed-use building offers even more versatility with shop space, garage bays, and office areas, making it ideal for multiple businesses, service operations, or rental opportunities. Adding significant value is the established 64-site RV campground, 42 sites are full service and 22 have power and water, lot is serviced with **3-phase power**, making it well-equipped to accommodate campers while supporting future growth and expansion. Situated on 10.6 acres within the Town of Hanna, the property offers excellent accessibility, ample room for additional development, and endless possibilities for commercial or recreational use. Whether you're looking to expand your business, develop a multi-use commercial property, or invest in a unique asset with multiple revenue streams, this property delivers the space, infrastructure, and flexibility to make it happen. Opportunities of this scale are rarely available contact us today to arrange your private viewing!