



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

44137 Range Road 201
Rural Camrose County, Alberta

MLS # A2339492



\$600,000

Division:	NONE
Type:	Mixed Use
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	11,564 sq.ft.
Zoning:	A

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	12.00 Acres
Sewer:	-	Lot Feat:	-
Inclusions:	Shop tools Negotiable		

WELCOME TO ALBERTA! Offering a working man's dream, just a few miles from Dried Meat Lake & The Battle River, comes a 13,000+ sq ft shop and an overhauled office/living quarters all situated on 6.5 established acres. The shop, loaded with bays, a pull-through wash bay, truck pit, office space, mezzanine and used oil burner to keep heating economical, all wrapped in metal for longevity. The office/residence at 24'X56' was brought in and put on a 36'X56' concrete foundation, the upper level was used to run the company but could easily be turned back in to a home. Offering three bedrooms and a bath, and a big hybrid open concept kitchen/living/dining room. Step onto the 12'X56' balcony and take in some beautiful greenery. The lower level is used for extra storage but could be developed into more living space as a walk-out basement fairly easily. Backup generator keeps the whole place running in the event of an outage. The ideal spot to grow a business in an unbelievably beautiful yard in the heart of the greatest province of all time! 25 minutes to Camrose, 45 minutes to Stettler. This is Alberta, Amen!