



**GRASSROOTS**  
REALTY GROUP

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664036 Range Road 195.5  
Rural Athabasca County, Alberta

MLS # A2082579



**\$4,100,000**

Division: NONE  
Type: Mixed Use  
Bus. Type: -  
Sale/Lease: For Sale  
Bldg. Name: -  
Bus. Name: -  
Size: 17,200 sq.ft.  
Zoning: Heavy Industrial

Heating: -	Addl. Cost: -
Floors: -	Based on Year: -
Roof: -	Utilities: -
Exterior: -	Parking: -
Water: -	Lot Size: 150.00 Acres
Sewer: -	Lot Feat: -
Inclusions: two 5-ton overhead cranes, four 1.5-ton jib cranes	

A signature commercial property near Athabasca between Edmonton (155km) and Fort McMurray (275km) - on a full quarter section with frontage on Highway 55. Two shops - 11,200 sq ft main shop, and 6,000 sq ft smaller shop - with enough nicely finished office space to meet all your needs, and over 8 acres of yard and laydown space. Very well located to serve North-Central Alberta, including Edmonton, Athabasca, Fort McMurray, Slave Lake, Wabasca and all points North.