

# FOR SALE

±5,600 SF

±67.6 Acres

## LIZOTTE

AND ASSOCIATES REAL ESTATE INC



**665035 Range Rd 230, Athabasca, Alberta**

## 67 AC OF LIGHT INDUSTRIAL/AGRICULTURE LAND

### Property Highlights

- 3 acres of graveled yard with ±60 acres of seeded Alfalfa
- Features ±5,000 sq. ft. heated warehouse and ±5,000 sq. ft. of cold storage with ±600 sq. ft. of office trailer, equipped with LED lighting,
- Air compressor
- Ample power supply with 3 phase
- Only 9 minutes away from Athabasca and 1 hour from Lac La Biche
- Great central location for a laydown yard
- Ideal property for a construction/transportation company



780.488.0888



[www.lizotterealestate.com](http://www.lizotterealestate.com)



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# FOR SALE

SHOP W/ MEZZANINE AND 4 GRADE DOORS

**LIZOTTE**  
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# FOR SALE

SITE TRAILER

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# FOR SALE

67 Acres of Light Industrial / Agriculture Land

**LIZOTTE**  
AND ASSOCIATES REAL ESTATE INC

## Property Information

**Municipal Address:** 665035 Range Rd 230, Athabasca, Alberta

**Size:** Warehouse 5,000 Sq. Ft. (+/-)  
Cold Storage 5,000 Sq. Ft. (+/-)  
Office Trailer 600 Sq. Ft. (+/-)

**Lot Size:** 67.06 Acres (+/-)

**Zoning:** IM (Medium Industrial)

**Power:** 600Amp/240Volt 3 Phase TBC

**Heating:** 2 radiant tube heaters

**Ceiling Height:** 14' Clear

**Loading:** 4 - 12x14 Grade

**Possession:** Immediate/negotiable

## Contact

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**Purchase Price:** \$1,400,000.00

**Taxes:** \$4,387.18 (Est 2023)

