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STORAGE FOR SALE

Businesses and Franchises for Sale > Business for Sale



Location
Breynat, Alberta



Listing ID:
25532


MLS ID:
A2137132

\$299,000



 **STACIE DEASE**
 (780) 623-8974

 RE/MAX LA BICHE REALTY
 780-623-2514

 702041 RGE RD 172 , Breynat , Alberta T0A 3M0

Transaction Type For Sale	Title Fee Simple	Days On Market 90
Business Type Storage	Zoning Agricultural	Subdivision NONE
Nearest Town Breynat	Building Type Mixed Use,See Remarks	Year Built 1981
Structure Type Mixed Use	Property Type Commercial	Property Sub Type Mixed Use
Legal Plan -	Building Area (Sq. Ft.) 1504.00	Building Area (Sq. M.) 139.73
Lot Size (Sq. Ft.) 431679	Lot Size (Acres) 9.91	Construction Type Vinyl Siding
Roof Metal	Foundation Piling(s),See Remarks	Cooling None
Heating Forced Air,Natural Gas	Lot Features Yard Lights,Private,See Remarks	Commercial Amenities Outside Storage,See Remarks
Access to Property Private,See Remarks	Inclusions 3 Sheds, Playhouse, 12x12 office, Fridge, Stove, Dishwasher as is , Window Coverings, 1000 Gallon Water Hauling Tank and Trailer	Restrictions None Known
Reports None		

Live Here! Work Here! Play Here! Was purchased as a Profitable Well Established, Reputable RV Storage Business and Acreage, currently non-operational, but has the potential to be re-established. With a proposed subdivide submitted to the County for 9.91 acres plus the storage compound. Home is on engineered pilings and welded down, original structure is 1981 with an addition completed in 1995, 2001 and most recently a screened in porch completed in 2018. In Addition a New hot Water Tank was installed in December 2023 and Fridge May 2024. The 4 bedroom, 2 bath home has undergone extensive renovations from top to bottom with engineered rafters, tin roof, and modern upgrades through out. Some minor finishing is required. Most furnishings are Included. There is 2100 Gallon Cistern for water and a field and tank for sewer. The storage compound is 2.5 acres , fenced, graveled with underground power and lighting that at full capacity holds a 130 RV units. Also included in the sale is a 12x12 office, 3 Sheds and a Playhouse. Conveniently located in the Breynat/Wandering River Area a minute off of the very busy HWY 63 servicing Fort McMurray. GST maybe Applicable. Get a Jump on this Opportunity!

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