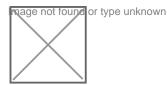


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

STORAGE FOR SALE

Businesses and Franchises for Sale > Business for Sale



LocationBreynat, Alberta

Listing ID:

25532 A2137132

MLS ID:

\$299,000



△ STACIE DEASE

2 (780) 623-8974

■ RE/MAX LA BICHE REALTY

2 780-623-2514

nd 702041 RGE RD 172 , Breynat , Alberta T0A 3M0

Transaction Type

For Sale

Business Type

Storage

Nearest Town

Breynat

Structure Type Mixed Use

Legal Plan

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Lot Size (Sq. Ft.)

431679

Roof Metal

Heating

Forced Air, Natural Gas

Access to Property

Private,See Remarks

Reports None Title

Fee Simple

Zoning Agricultural

Building Type

Mixed Use, See Remarks

Property Type

Commercial

Building Area (Sq. Ft.)

1504.00

Lot Size (Acres)

9.91

Foundation

Piling(s), See Remarks

Lot Features

Yard Lights, Private, See Remarks

Inclusions

3 Sheds, Playhouse, 12x12 office, Fridge, Stove, Dishwasher as is,

Window Coverings, 1000 Gallon Water

Hauling Tank and Trailer

Days On Market

90

Subdivision

NONE

Year Built

1981

Property Sub Type

Mixed Use

Building Area (Sq. M.)

139.73

Construction Type

Vinyl Siding

Cooling

None

Commercial Amenities

Outside Storage, See Remarks

Restrictions
None Known

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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