

\$760,000 - 20159 Township Road 473, Rural Camrose County

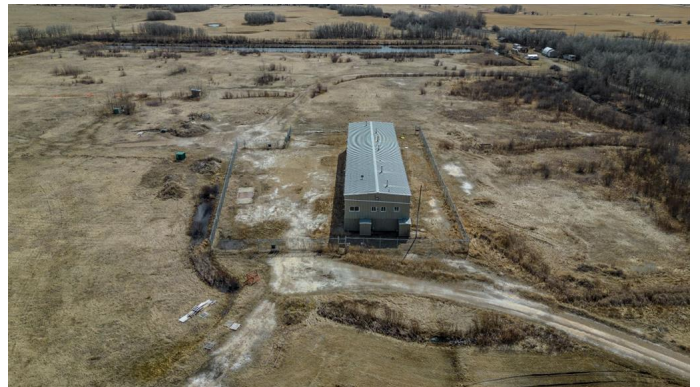
MLS® #A2135919

\$760,000

0 Bedroom, 0.00 Bathroom,
Commercial on 65.59 Acres

NONE, Rural Camrose County, Alberta

Judicial Sale - 65.59 Acres Zoned Rural Industrial - 4km North of Camrose and only 1/2 km off pavement on a good all-weather dead end road. Existing Structure has seen extensive renovation - 6720sqft (40x168 main floor) structure with 720sq +/- of 2nd level office space. Main floor has been compartmentalized with intent for Cannabis Production. Property is serviced by well, septic tank, power and natural gas. Flat land with potential for future development. According to those familiar with the property there are two 5 acre plots with 6" pit run and 2" of road crush gravel, a new 600volt/200amp/3 phase transformer (has not been connected to the building) and a drainage ditch through the property that feeds into a 6.5 million gal dugout on the South end of the property. Great Opportunity to utilize an existing structure with land to expand in the County of Camrose.



Built in 1977

Essential Information

| | |
|------------|------------|
| MLS® # | A2135919 |
| Price | \$760,000 |
| Bathrooms | 0.00 |
| Acres | 65.59 |
| Year Built | 1977 |
| Type | Commercial |

| | |
|----------|------------|
| Sub-Type | Industrial |
| Status | Active |

Community Information

| | |
|-------------|-------------------------|
| Address | 20159 Township Road 473 |
| Subdivision | NONE |
| City | Rural Camrose County |
| County | Camrose County |
| Province | Alberta |
| Postal Code | T0B 0J0 |

Interior

| | |
|---------|------------|
| Heating | Forced Air |
|---------|------------|

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 28th, 2024 |
| Days on Market | 326 |
| Zoning | RCI |

Listing Details

| | |
|----------------|------------------------------|
| Listing Office | Central Agencies Realty Inc. |
|----------------|------------------------------|

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