



## 232095 283 Range Road Calgary Alberta

\$2,500,000

Very rare opportunity ! 4.17 Acres- COMMERCIAL with a yearly income. There is electricity plug in for the storage on the lot , Paved road , This acreage features a modern updated bungalow of 1,675 sq ft with 11' ceilings, GRANITE, 2 bedrooms up 4 bathrooms, a suite(illegal) with own entrance- basement & 9 ft ceilings & an entrance fr the garage to basement. This acreage is zoned COMMERCIAL (I-LHT)and ideal for a trucking company. Assets included as part of the annual 3 separate modern suites(illegal) located in the main house plus 2 suites(illegal) in a huge SHOP. There are numerous leases for vehicle, construction & equipment storage. The JEWEL of this COMMERCIAL business is the SHOP 40'x70'- 2,800 Sq ft, 22' in height, HEATED Floors via boiler, professional office with bathroom plus 2 fully independent suites(illegal) 1 & 2 bedrooms respectively. There are two 16 ft overhead doors for 18 wheelers. In-floor heat and drains, lots of natural light many windows PLUS the is a mezzanine with a 2 bedroom suite(illegal). This Commercial Acreage really has it all- Location- just 5 km east of Shepard with pavement all the way, value- over and a true Quality build throughout. Please phone to view this great operation. Property like this does not come on the market very often (id:6769)

Listing Presented By:



Originally Listed by:  
RE/MAX REAL ESTATE  
(MOUNTAIN VIEW)

<http://www.chrissskowron.com/>



See

**Mirror**

100, 707-10 AVE. SW , Calgary, AB,  
T2R 0B3

Phone: 403-969-0267  
arobinson@cirrealty.ca