



## 60403 Rge Rd 41 Rural Barrhead County AB

\$109,000

3.22 acre Bloomsbury Community hall property located 9 mi NW of Barrhead adjacent to the small rural hamlet of Bloomsbury just 1/2 block off paved secondary highway. 5040 sq ft Community centre building features expansive main hall, commercial kitchen space w/ extensive cabinetry & storage, off shooting dispensary room, Mens & ladies bathrooms (without shower or baths) and enclosed entrance/ storage addition. Building built in multiple sections which includes 2 forced air heat systems as well as a non functioning in floor heat system (due to potential piping depressurization). Functioning drilled well, natural gas & power service. Septic system should be considered non functioning/ non compliant. Double entrance driveways. Original community baseball diamond back drop & benches in NE corner of property. Property potentials include developable new acreage home site, flexible building re-purpose and or yard site support. An interesting option for the open minded buyer.

Listing Presented By:



Originally Listed by:  
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