



## HWY 881 TWP 574 Rural St. Paul County AB

\$259,500

Located just 5 minutes south of St. Paul, this property offers a prime opportunity for business expansion or the perfect yard site for a new home. Key Features: 32x60 ft Insulated Shop: Equipped with a radiant heater (ready for propane connection) and upgraded power, this shop is ideal for various business needs. Prepared Yard: The yard is built up with gravel, ready for heavy equipment, and partially landscaped with fencing for added security. 9.12 Acres: Ample space for future expansion, whether for additional buildings, parking, or a new home build. This finished shop with highway frontage offers an ideal opportunity for businesses looking to expand or individuals ready to build their perfect home with a fully functional shop already in place. Don't miss out on this versatile property located in a prime location near St. Paul.

Listing Presented By:



Originally Listed by:  
The Hometown Real Estate Co.

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