



## 71 22106 SOUTH COOKING LAKE Road Rural Strathcona County AB

\$400,000

This 2400 sq ft standalone steel building is located in South Cooking Lake. This is an excellent opportunity for business owners looking to invest in a Business/Shop. currently it's used as a liquor store, However it can be used to accommodate your business, the property has three man doors ,two overhead doors, two bathrooms, a kitchen, and air conditioning . One of the standout features of this property is it's excellent security. Every door and window is equipped with rollup shutters, providing added protection and peace of mind for business owners. The property also includes a office, It has municipal sewer and a well for water. The spacious layout make it an attractive option for a variety of businesses. Located in South Cooking Lake, this property is situated in a growing area with a lot of potential for business development. The town is just 20 minutes SE of Edmonton and is easily accessible via Highway 14.

Listing Presented By:



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