



# 13040 Hwy 881 Rural Lac La Biche County Alberta

\$495,000

Excellent opportunity to own a well-located 19.52-acre rural industrial property with direct frontage on Highway 881 and convenient access to Conklin, Fort McMurray, and Lac La Biche, just 11 km away. The property features a 50' x 75' heated commercial shop, built in 2012, with two large translucent overhead doors that provide abundant natural light. The shop is heated with a natural gas-fired infrared system, spray foam insulated for efficiency, and includes a concrete floor, 220-volt power, and a paved apron for easy access and maneuverability. Zoned Rural Industrial District (RI), the property is ideal for trucking, oilfield services, equipment storage, contractors, and other industrial operations. A mobile home/office is also included and can serve as office space, staff accommodations, or a surveillance/security suite. This versatile industrial property offers excellent highway exposure, functional improvements, and a strategic location in one of Northern Alberta's key industrial areas. (id:6769)

Listing Presented By:



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People 1st Realty



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