



53322 HWY 779 Rural Parkland County AB

\$2,500,000

This is a fantastic opportunity to own an RV storage business with 13 acres of property in a prime location on Hwy 779 just north of Stony Plain. With great highway frontage, Meridian Creek RV Storage offers RV and boat storage and is a well-run business, impeccably kept with 453 13' wide stalls on a milled asphalt base, fully fenced, gated with pin pad activation, and security cameras onsite. Four lot sizes are available: 30 ft, 35 ft, 40 ft and pull-through (up to 60 ft). The 40x60 shop was constructed in 2011 and includes the business office; it has possibilities as an on-site RV repair shop. A drilled well and fully serviced sani-dump are available, and there is a storm pond. There is also a 1000 sqft home with 4 bedrooms, 2 baths, and updates throughout. It is currently rented but could be used for extra onsite security. Simply a pristine setting with great visibility and access to Hwy 16 (Yellowhead Hwy), and priced \$100,000 BELOW its appraised value!

Listing Presented By:



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