



Rural Sturgeon County Alberta

\$1,200,000

Amazing Investment Opportunity! Own 73 +/- acres featuring 3 houses and a spacious shop with incredible revenue potential. This property has been generating steady income for the past 20 years, making it a fantastic addition to any portfolio. Revenue Breakdown: Main house: Previously rented for \$2,500/month Shop: Previously rented for \$2,000/month Two smaller houses: Each rented to long-term tenants for \$1,000/month Yearly crop rent: Approximately \$5,500/year Strategically located just 4 km north of St. Albert on HWY 2 and 1 km west on HWY 37, this property enjoys prime positioning at the corner of two major intersections with highway access. Additionally, Terra Pines Golf Course is conveniently situated next door. Don't miss this exceptional opportunity to own a revenue-generating acreage with endless potential! Needs TLC (id:6769)

Living room 7.72 m X 5.24 m

Dining room 4.63 m X 4.12 m

Kitchen 5.99 m X 4.5 m

Primary Bedroom 3.53 m X 4.89 m

Bedroom 2 3.31 m X 4.91 m

Bedroom 3 2.99 m X 4.75 m

Listing Presented By:



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