

\$329,000 - 702041 Rge Rd 172, Breynat

MLS® #A2197155

\$329,000

0 Bedroom, 0.00 Bathroom,
Commercial on 9.91 Acres

NONE, Breynat, Alberta

Live Here! Work Here! Play Here! Was purchased as a Profitable Well Established, Reputable RV Storage Business and Acreage, currently non-operational, but has the potential to be re-established. (When purchased the RV storage had an average of 100 units stored with an average annual net income of \$33,000 a year). Limitless potential on this 79.48 acre parcel with, home, plus storage compound and office building. Home is on engineered pilings and welded down, original structure is 1981 with an addition completed in 1995, 2001 and most recently a screened in porch completed in 2018. In Addition a New hot Water Tank was installed in December 2023 and Fridge May 2024. The 4 bedroom, 2 bath home has undergone extensive renovations from top to bottom with engineered rafters, tin roof, and modern upgrades through out. Some minor finishing is required. There is 2100 Gallon Cistern for water and a field and tank for sewer. The 79.48 acres +/- acres consists of approx. 75% offering a mature forest with an abundance of hazelnut, Saskatoon's and roses bushes not to mention all sorts of birds and wildlife accessible on well maintained trails. The storage compound is 2.5 acres , fenced, graveled with underground power and lighting that at full capacity holds a 130 RV units. Also included in the sale is a 12x12 office, 3 Sheds and a Playhouse. Conveniently located in the Breynat/Wandering River Area a minute off of the very busy HWY 63 servicing Fort McMurray. GST maybe Applicable. Get a



Jump on this Opportunity!

Built in 1981

Essential Information

| | |
|------------|------------|
| MLS® # | A2197155 |
| Price | \$329,000 |
| Bathrooms | 0.00 |
| Acres | 9.91 |
| Year Built | 1981 |
| Type | Commercial |
| Sub-Type | Mixed Use |
| Status | Active |

Community Information

| | |
|-------------|-------------------|
| Address | 702041 Rge Rd 172 |
| Subdivision | NONE |
| City | Breynat |
| County | Athabasca County |
| Province | Alberta |
| Postal Code | T0A 3M0 |

Amenities

| | |
|----------------|---|
| Utilities | Electricity Connected, Natural Gas Connected, See Remarks, Satellite Internet Available |
| Parking Spaces | 130 |

Interior

| | |
|---------|-------------------------|
| Heating | Forced Air, Natural Gas |
| Cooling | None |

Exterior

| | |
|-----------------|-----------------------------------|
| Lot Description | Private, See Remarks, Yard Lights |
| Roof | Metal |
| Construction | Vinyl Siding |
| Foundation | Piling(s), See Remarks |

Additional Information

| | |
|-------------|---------------------|
| Date Listed | February 25th, 2025 |
|-------------|---------------------|

| | |
|----------------|------------|
| Days on Market | 180 |
| Zoning | Agiculture |

Listing Details

| | |
|----------------|------------------------|
| Listing Office | RE/MAX LA BICHE REALTY |
|----------------|------------------------|

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