$920,000 - 51401 Rge Road 221, Rural Strathcona County

MLS® #E4422370

$920,000

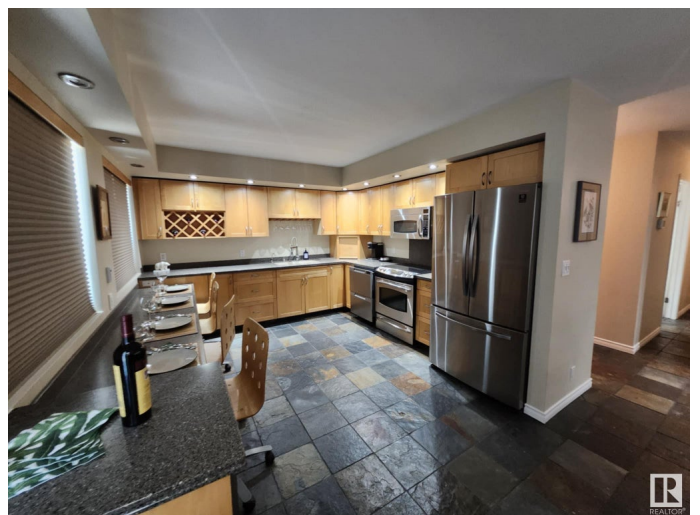0 Bedroom, 0.00 Bathroom,
Industrial on 0.00 Acres

South Cooking Lake, Rural Strathcona County, AB

Exceptional build quality featuring: two grade-level loading vehicle bays, a plane warehouse, residential suite, two washrooms, one bedroom, kitchen, theater room, office, two tool rooms, and a patio with storage for up to three aircraft. Large Hydro-Swing plane door (opens over 90° with remote control). Concrete apron leading to taxiway, grade-level door bay, and concrete slab for shed at the rear. Current income in place. New twin, top condensate technology, NTI boilers, replaced in 2024, with in-floor heating system, a $30,000 investment. All fasteners on entire roof skin replaced in 2024. Epoxy flooring in RV bay. 410 sq.ft.± bonus mezzanine space with forklift access, plus 60 feet of upper and lower cabinets along the warehouse wall. Airport taxiways removed and replaced, new asphalt in 2024. Note: airport will be receiving a brand new runway in the near future, recently announced by the Province of Alberta.

Built in 2007

Essential Information

MLS® #	E4422370
Price	$920,000
Bathrooms	0.00

Acres	0.00
Year Built	2007
Type	Industrial
Status	Active

Community Information

Address	51401 Rge Road 221
Area	Rural Strathcona County
Subdivision	South Cooking Lake
City	Rural Strathcona County
County	ALBERTA
Province	AB
Postal Code	T8E 1H1

Exterior

Exterior	Mixed
Construction	Mixed

Additional Information

Date Listed	February 21st, 2025
Days on Market	115
Zoning	Zone 83