

# \$760,000 - 20159 Township Road 473, Rural Camrose County

---

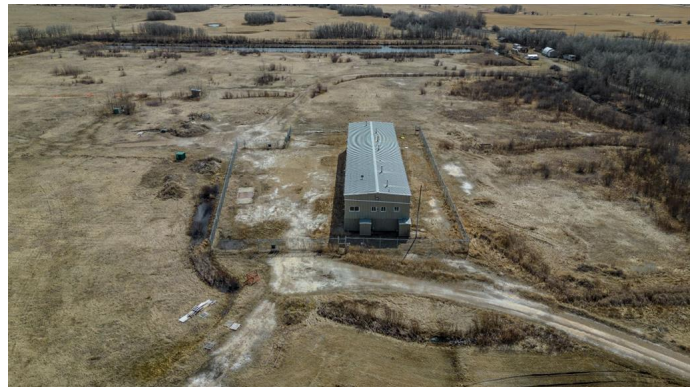
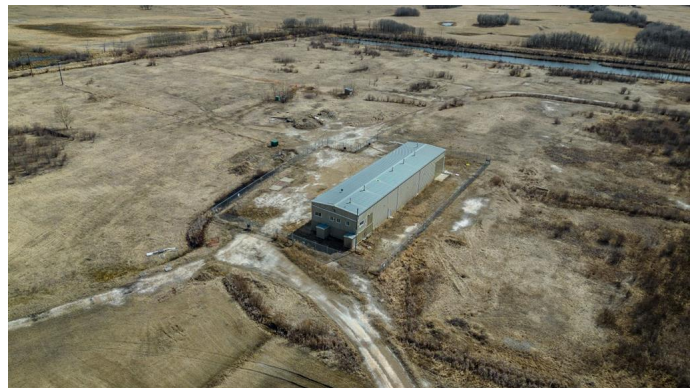
MLS® #A2135919

**\$760,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 65.59 Acres

NONE, Rural Camrose County, Alberta

Judicial Sale - 65.59 Acres Zoned Rural Industrial - 4km North of Camrose and only 1/2 km off pavement on a good all-weather dead end road. Existing Structure has seen extensive renovation - 6720sqft (40x168 main floor) structure with 720sq +/- of 2nd level office space. Main floor has been compartmentalized with intent for Cannabis Production. Property is serviced by well, septic tank, power and natural gas. Flat land with potential for future development. According to those familiar with the property there are two 5 acre plots with 6" pit run and 2" of road crush gravel, a new 600volt/200amp/3 phase transformer (has not been connected to the building) and a drainage ditch through the property that feeds into a 6.5 million gal dugout on the South end of the property. Great Opportunity to utilize an existing structure with land to expand in the County of Camrose.



Built in 1977

## Essential Information

MLS® #	A2135919
Price	\$760,000
Bathrooms	0.00
Acres	65.59
Year Built	1977
Type	Commercial

Sub-Type	Industrial
Status	Active

### Community Information

Address	20159 Township Road 473
Subdivision	NONE
City	Rural Camrose County
County	Camrose County
Province	Alberta
Postal Code	T0B 0J0

### Interior

Heating	Forced Air
---------	------------

### Additional Information

Date Listed	May 28th, 2024
Days on Market	327
Zoning	RCI

### Listing Details

Listing Office	Central Agencies Realty Inc.
----------------	------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.