

# \$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
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Days on Market	54
Zoning	Agiculture

## **Listing Details**

Listing Office	RE/MAX LA BICHE REALTY
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