

# \$920,000 - 76 51401 Rge Road 221, Rural Strathcona County

MLS® #E4422370

**\$920,000**

0 Bedroom, 0.00 Bathroom,  
Industrial on 0.00 Acres

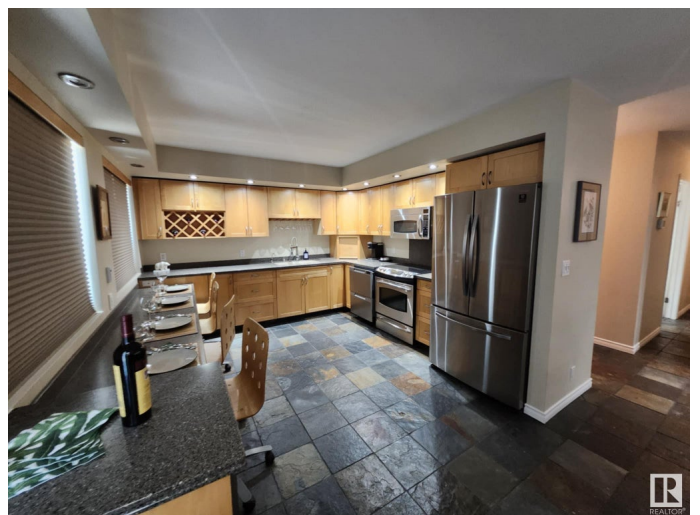
South Cooking Lake, Rural Strathcona  
County, AB

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	76 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	20
Zoning	Zone 83

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Listing information last updated on March 13th, 2025 at 10:02am MDT