

SALE/LEASE

±1,938 Sq. Ft. on
±0.35 Acre

LIZOTTE
AND ASSOCIATES REAL ESTATE INC



49402 Range Rd 234, Rolly View, AB

INDOOR/OUTDOOR STORAGE

Property Highlights

- Gated and secured with perimeter fence
- Gravel yard
- Building has new overhead furnace, roof replaced two years ago, epoxy flooring, equipped with power
- Great place for car storage or repair shop
- Only 10 min east of Leduc, AB
- Great highway exposure and easy access onto property



780.488.0888



www.lizotterealestate.com



#1200, 10117 Jasper Avenue
Edmonton, AB T5J 1W8



No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing condition, imposed by our principals.

SALE/LEASE

Indoor/Outdoor Storage

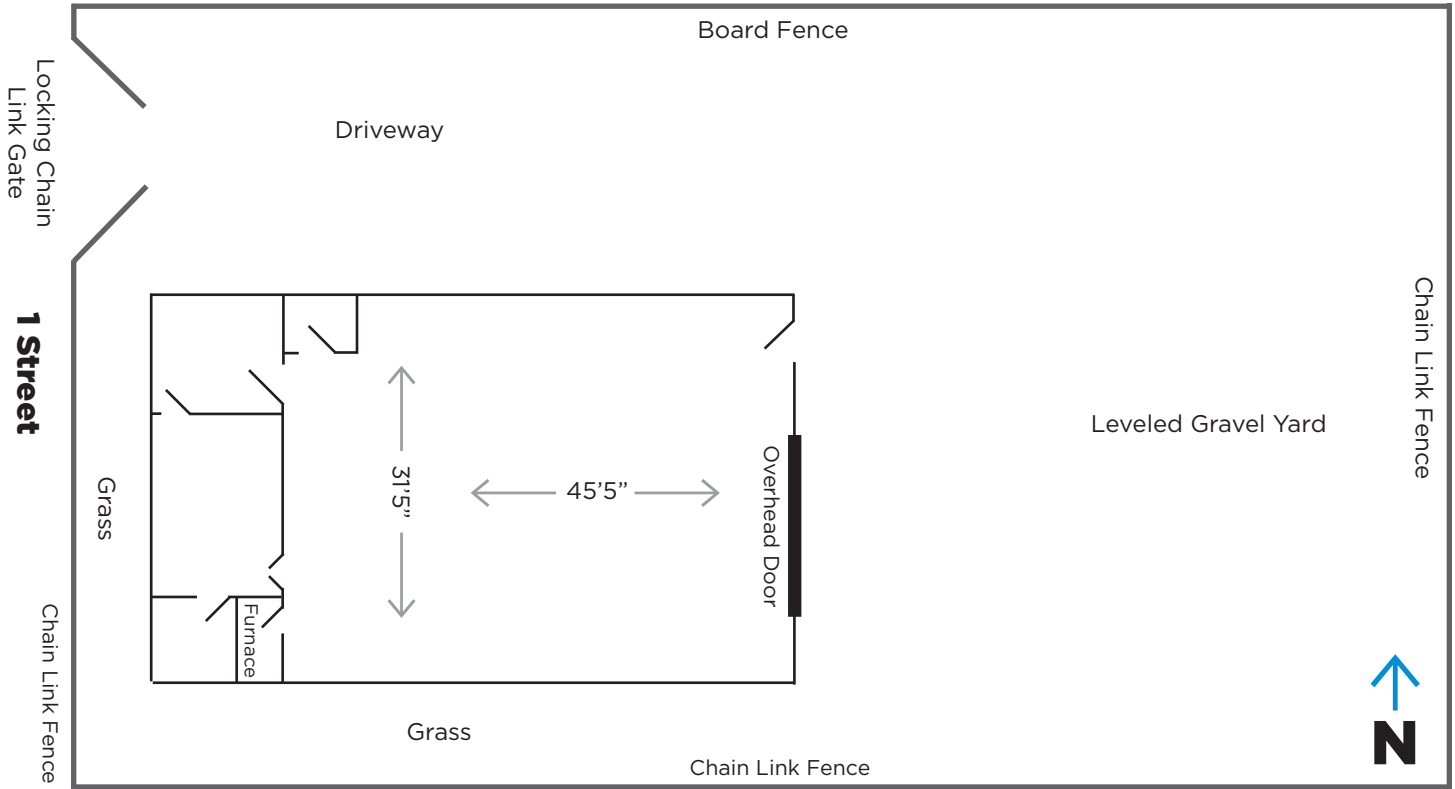
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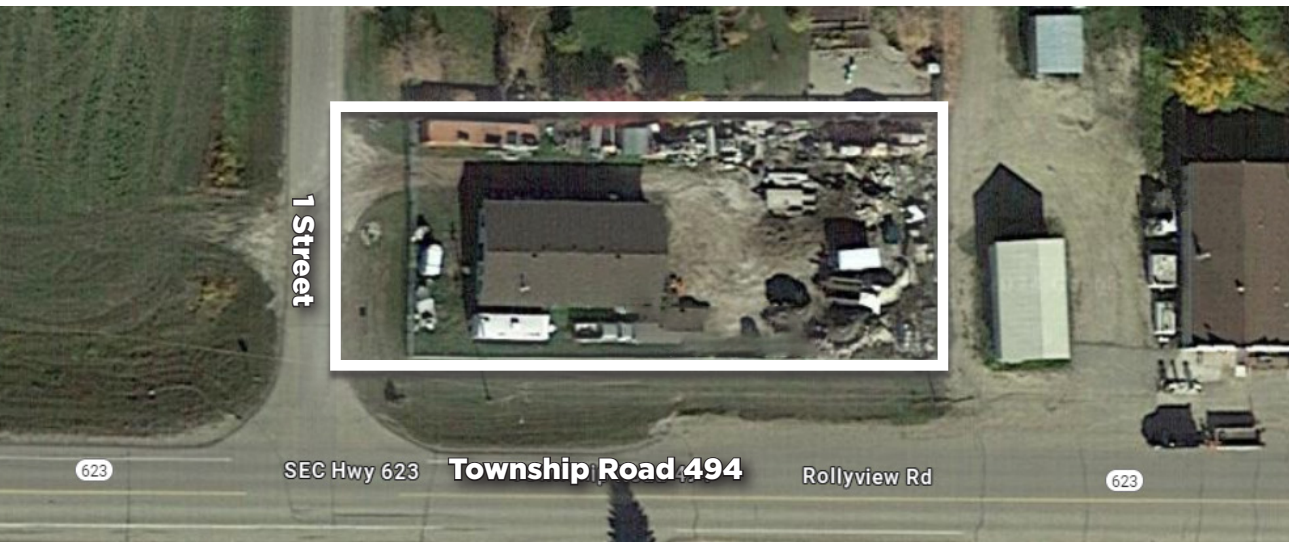
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Township Road 494 **Secondary Highway 623**



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Property Information

Municipal Address: 49402 Range Rd 234, Rolly View, AB T0C 2K0

Legal Address: Plan 2705HW, Block 1, Lot N

Building Size: 1,938 Sq. Ft. (+/-)

Lot Size: 0.35 Acres (+/-)

Zoning: RCM (Rural Centre Mixed)

Parking: Ample

Power: 120/240V 1 phase 3 wire TBC

Heating: Forced Air

Loading: 10'x10' Grade

Possession: Immediate/negotiable

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Lease Rate: \$2,400/month

Purchase Price: \$248,000.00

Contact

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