

**AVISON  
YOUNG**

**For Sale**  
53105 Range Road 43  
Wabamun, AB

VENDOR FINANCING OPTIONS AVAILABLE

# Wabamun Lake Property



**Get more  
information**

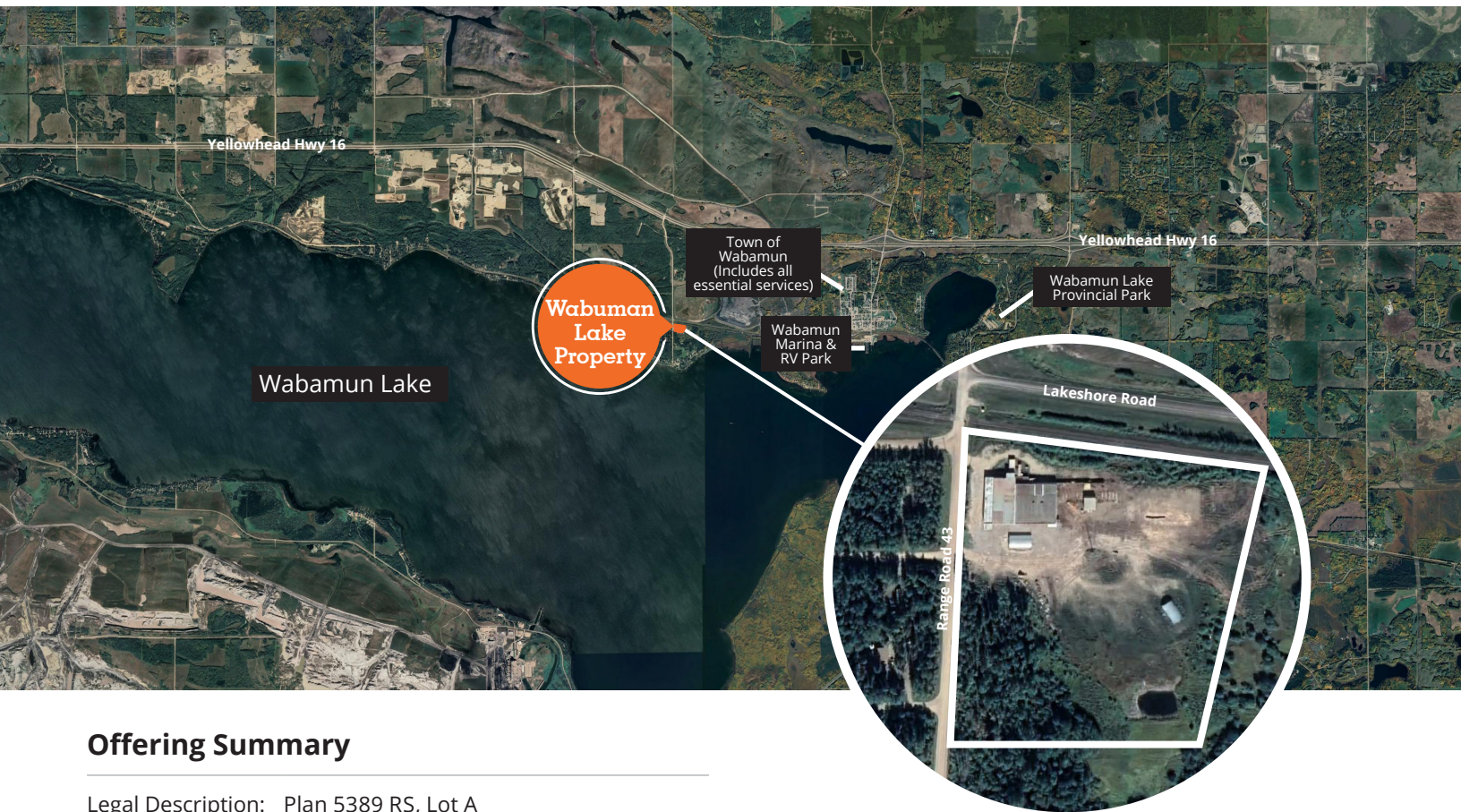
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## Offering Summary

Legal Description: Plan 5389 RS, Lot A

Building Size: 26,867 SF plus additional buildings

Site Size: 15.89 acres

Zoning: Rural Industrial Commercial District (RIC)

Loading: Grade loading

Utilities: Cistern and Septic

Property Tax: \$11,709.91 (2024)

Sale Price: \$1,900,000



Opportunity for indoor and outdoor storage



Recent improvements and renovations done in 2016



Grade loading in main and additional buildings



Town of Wabamun (which is a 5-minute drive from property) includes all essential services and amenities such as a grocery store, hardware store, vehicle repair centre, banks, inn and suite, gas station, and much more





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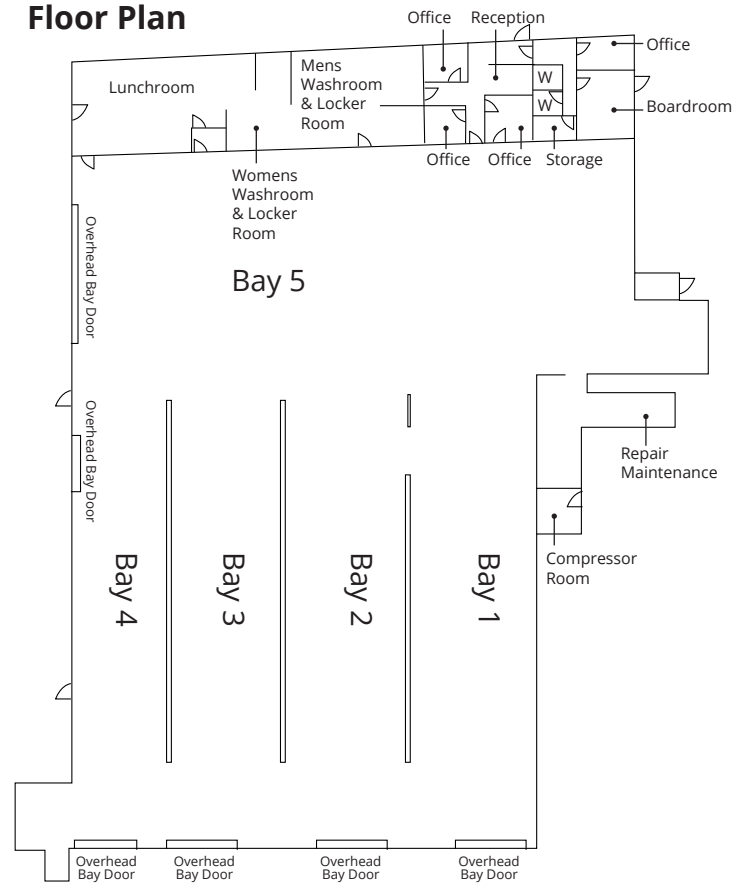
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## About the Property

- Vendor financing options available
- 5-minute drive from Town of Wabamun
- Low site coverage
- Steel quonset building included
- 2,600 SF of office and staff area
- Topography is generally flat with recent land work completed
- 800 feet of frontage along Lakeshore Road

**Excess land for flexibility  
and storage potential  
for users/tenants**

## Floor Plan





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