

\$749,000 - 55502 Nikoodi Road, Rural Lac Ste. Anne County

MLS® #E4429754

\$749,000

0 Bedroom, 0.00 Bathroom,
Business with Property on 0.00 Acres

Lac Ste Anne, Rural Lac Ste. Anne County,
AB

3750 sqft (50x75) commercial shop for sale or lease. \$5500/mo net includes 3 acres. \$7500/mo net includes shop, 4 bedroom home and 10 acres. (Purchase will include all 23.1 acres) Shop can be used for mechanical business, warehouse, trucking company...the options are numerous. Work and live on this fabulous property with tons of potential and opportunity. Heated shop with 22' ceiling has 6" concrete pad with floor drain and sump, 14,000 lb 2-post lift, mezzanine, 2-pc bathroom, 150psi 120gal 10hp air compressor, welding area with venting, return air, overhead radiant heater and forced air furnace, on demand hot water. 20'x16' main door, 14'x14' side door and 3 man doors. 4 bdrm updated home with finished basement. New flooring, vinyl windows, counters and cabinets. Large garden, cold room, garage/shed, small pond and backyard fire pit area. Great place for a business or a fantastic family home with lots of space. Property comes with huge topsoil pile which could be sold for extra income.

Built in 2010

Essential Information

MLS® # E4429754



| | |
|------------|------------------------|
| Price | \$749,000 |
| Bathrooms | 0.00 |
| Acres | 0.00 |
| Year Built | 2010 |
| Type | Business with Property |
| Status | Active |

Community Information

| | |
|-------------|----------------------------|
| Address | 55502 Nikoodi Road |
| Area | Rural Lac Ste. Anne County |
| Subdivision | Lac Ste Anne |
| City | Rural Lac Ste. Anne County |
| County | ALBERTA |
| Province | AB |
| Postal Code | T0E 0X0 |

Exterior

| | |
|--------------|--------------------|
| Exterior | Metal, Steel Frame |
| Roof | Metal Shingles |
| Construction | Metal, Steel Frame |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | April 8th, 2025 |
| Days on Market | 23 |
| Zoning | Zone 71 |

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Listing information last updated on May 1st, 2025 at 10:32am MDT