

\$999,900 - 1160 8 Avenue W, Beaverlodge

MLS® #A2120242

\$999,900

0 Bedroom, 0.00 Bathroom,
Commercial on 5.06 Acres

NONE, Beaverlodge, Alberta

TURN-KEY RENTAL BUSINESS ON TITLED 5 ACRES OF HIGHWAY FRONTAGE IN BEAVERLODGE! OWNER MAY CONSIDER VENDOR FINANCING OR VENDOR TAKE-BACK FINANCING TO QUALIFIED BUYERS. This business has a great reputation, and solid track record of financials. The sale is comprised of BOTH land + a profitable and turn-key business, which has STORAGE UNITS, RV STORAGE + BILLBOARD REVENUE! This business that has been set up impeccably, consisting of 9000 sqft of storage space (77 Units), fully fenced with code-activated gate, office, security and more! The location cannot be beat with direct access to Highway 43. The property has 5 billboards with highway exposure. The billboards each have 3 rent-able sides each, giving 15 total rental opportunities! In addition, there are 115 RV storage pads. Also features a 230 sqft office, which is fully setup for business. With three forms of revenue it makes this a safe and diversified investments, and also has the space to expand on the rental operation! This opportunity gives a future owner the ability to own a profitable and income producing business, while also have a strong and appreciating asset on the balance sheet by way of land and building ownership. Land and business has been recently appraised and is price BELOW APPRAISED VALUE. Call your favourite agent today and move on your entrepreneurial dreams today!



Built in 2016

Essential Information

MLS® #	A2120242
Price	\$999,900
Sold Price	\$925,000
Bathrooms	0.00
Acres	5.06
Year Built	2016
Type	Commercial
Sub-Type	Mixed Use
Status	Sold

Community Information

Address	1160 8 Avenue W
Subdivision	NONE
City	Beaverlodge
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T0H 0C0

Additional Information

Date Listed	April 4th, 2024
Date Sold	June 13th, 2024
Days on Market	70
Zoning	C2
HOA Fees	0.00

Listing Details

Listing Office	Grassroots Realty Group Ltd.
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