

# FOR SALE

## 48.64 ACRES WITH 2,400 SF HEATED SHOP

Rochester, Alberta



### HIGHLIGHTS

- 48.64 acres ±
- Direct access from HWY 661 and from Range Road 240.5
- 2,400 sq ft ± heated shop with 800 sq ft ± mezzanine
- In floor heating in shop floor
- Able to accommodate a wide variety of uses
- Light Industrial and Urban Reserve Zoning
- Walking distance to the Hamlet of Rochester
- MLS# E4397747

### CONTACT

#### MARCUS SCHWABE

Senior Associate

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### CO-LISTING

#### REVERE REAL ESTATE

Seth MacDonald

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[seth@reverehome.ca](mailto:seth@reverehome.ca)



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## PROPERTY DETAILS

ADDRESS	Athabasca County Rochester, AB
LEGAL DESCRIPTION	4; 24; 62; 13; NE 622075 Range Road 240.5
TYPE OF SPACE	Land / Shop
ZONING	Light Industrial and Urban Reserve
LOT SIZE	48.64 acres $\pm$
SHOP SIZE	2,400 sq ft $\pm$ main floor (40' x 60')  800 sq ft $\pm$ mezzanine Includes 2 offices/bedrooms, washroom and kitchenette In-floor sump
YEAR BUILT	1992
ELECTRICITY	200 amp, 220 volt, 3 phase (TBC)
HEATING	Shop - in floor heating Forced air
WASTE	Cistern/Septic
ROOF/SIDING	New 2019
O/H DOOR	12' X 14'

- 48.64 acres  $\pm$
- 2,400 sq ft  $\pm$  heated shop
- 800 sq ft  $\pm$  mezzanine

## FINANCIALS

PURCHASE PRICE	\$375,000.00
POSSESSION	Immediate



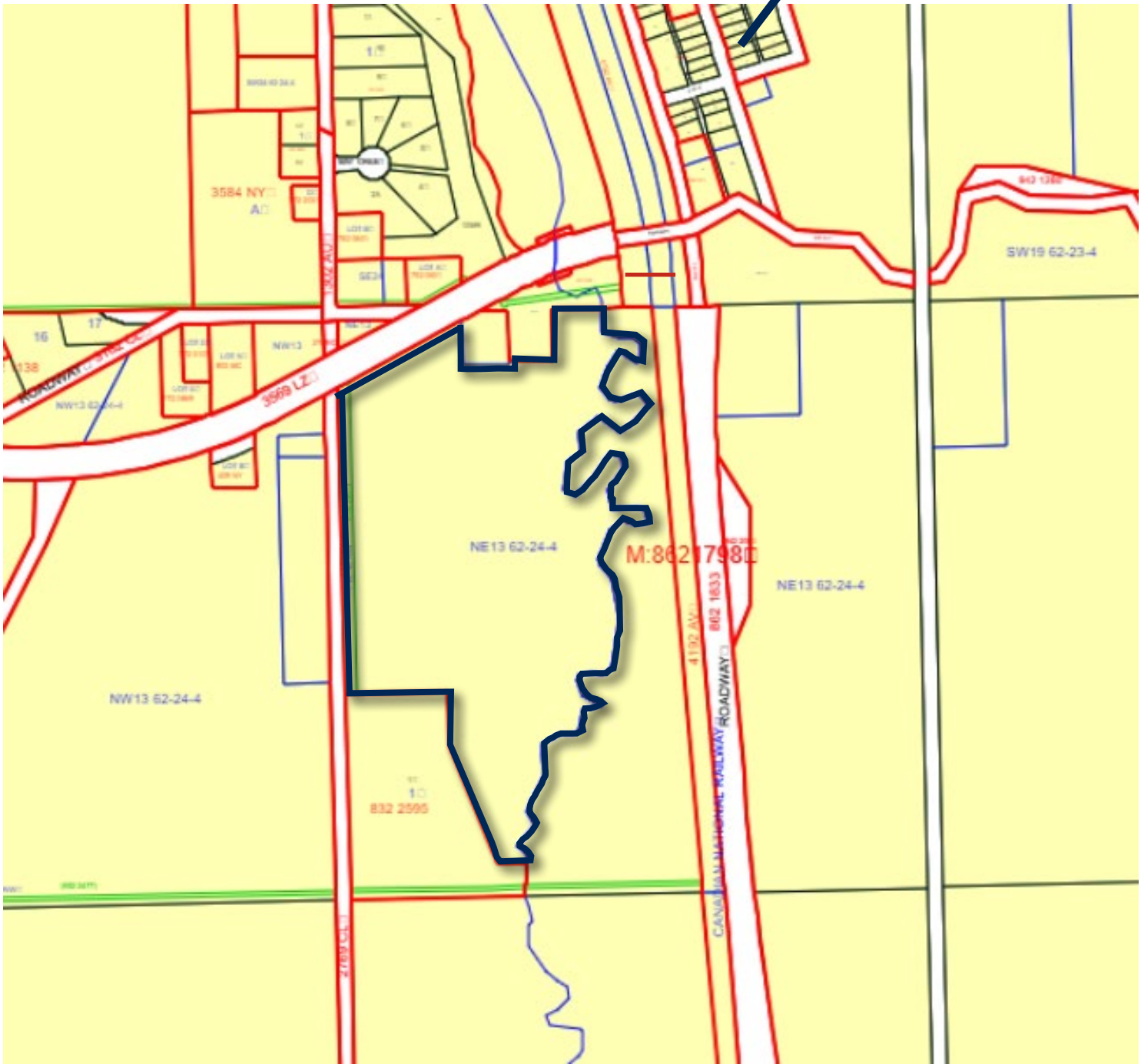
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LAND TITLES MAP

HAMLET OF ROCHESTER



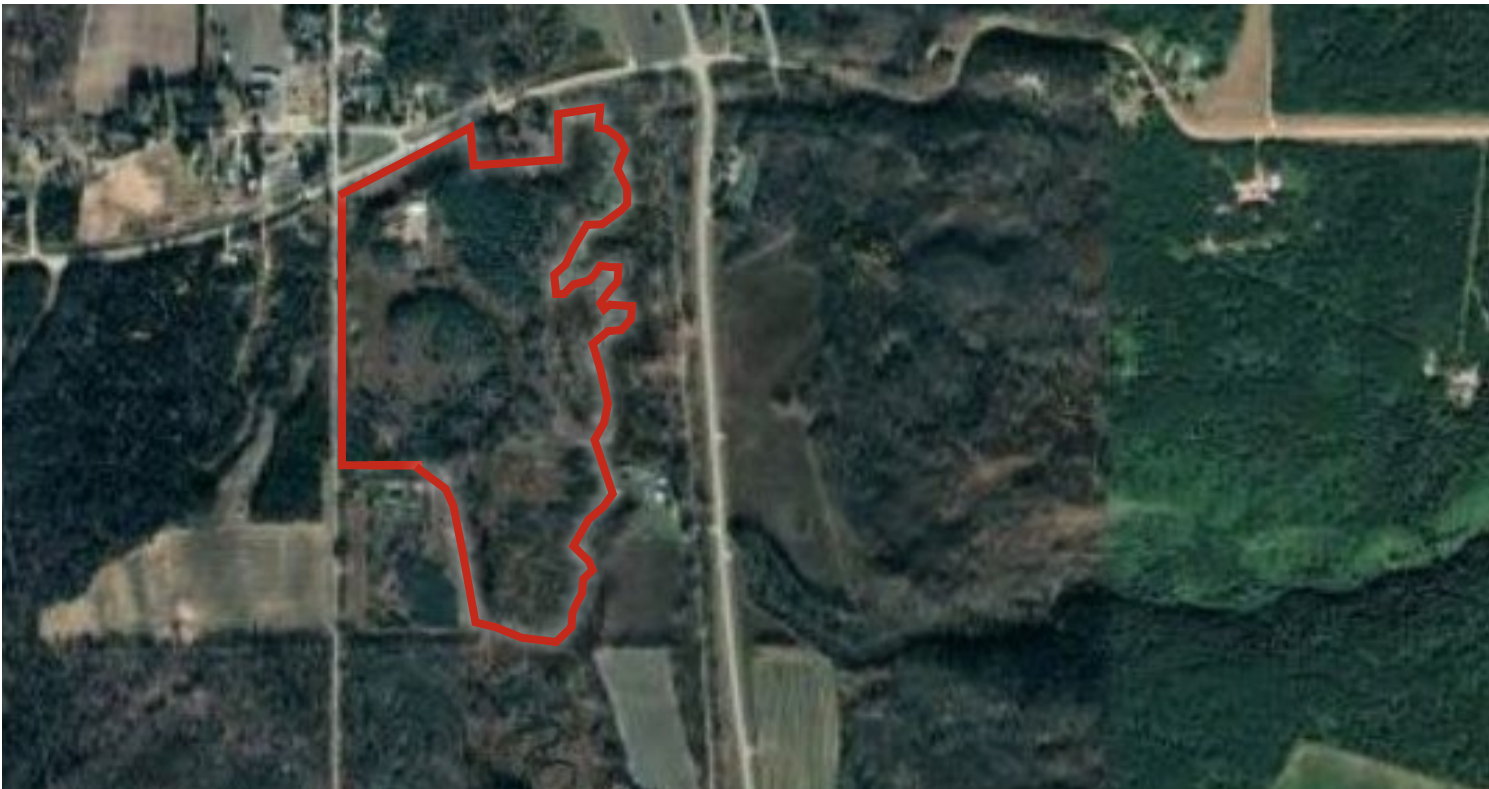
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The information contained herein is believed to be correct, however does not form part of any future contract. The offering may be withdrawn at any time without notice or cause.



# LOCAL MAP



## URBAN RESERVE ZONING

### 11.20 | URBAN RESERVE (UR) DISTRICT

#### 1. PURPOSE

The general purpose of the Urban Reserve (UR) District is to reserve those lands within the designated hamlets and on the periphery of the Town of Athabasca and the Village of Boyle which, by their proximity to hamlet and urban areas and services, may become suitable for hamlet or urban development.

#### 2. USES

PERMITTED USES	DISCRETIONARY USES
Agriculture, Extensive	Agriculture, Intensive
Public or Quasi-Public Buildings and Uses	Day Homes
Public Utility Buildings	Dwellings, Manufactured Home (on parcels existing as of the date of approval of the Bylaw only)
Buildings and Uses Accessory to Permitted Uses	Dwellings, Single Detached (existing as of the date of approval of the Bylaw only)
	Home Businesses, Minor
	Buildings and Uses Accessory to Discretionary Uses



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# LIGHT INDUSTRIAL ZONING

## 11.16 | LIGHT INDUSTRIAL (M1) DISTRICT

### 1. PURPOSE

The general purpose of the Light Industrial (M1) District is to permit opportunities for light industrial and manufacturing uses appropriate in specific locations as determined by the County which will support and serve the regional oil and gas, agricultural or forestry industry base.

### 2. USES

PERMITTED USES	DISCRETIONARY USES
Bulk Fuel Storage and Sales	Abattoirs
Car Washes	Agriculture Product Processing
Industrial Uses, Light	Animal Breeding and Boarding Facilities
Offices	Animal Shelters
Public or Quasi-Public Buildings and Uses	Apiaries
Public Utility Buildings	Bars and Pubs
Sea Cans	Cannabis Production and Distribution Facilities
Service Stations	Drive-In Business
Trucking and Cartage Establishments	Household Repair Services
Vehicle and Equipment Repair Shops, Light	Industrial Hemp Production Facilities
Vehicle and Equipment Sales/Rental Establishments, Light	Industrial Uses, Medium
Veterinary Clinics	Industrial Uses, Rural
Veterinary Hospitals	Institutional Buildings and Uses
Buildings and Uses Accessory to Permitted Uses	Livestock Sales Yards
	Pet Service Facilities
	Recycling Facilities
	Restaurants
	Signs
	Solar Farms
	Solar Panels, Free Standing
	Suites (Security)
	Vehicle and Equipment Repair Shops, Heavy
	Vehicle and Equipment Sales/Rental Establishments, Heavy
	Warehouse Sales Establishments
	Work Camps
	Wrecking and Scrap Metal Yards
	Buildings and Uses Accessory to Discretionary Uses



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## ABOUT ROYAL PARK REALTY



- We've been in business since 1975
- We service the greater Edmonton area
- Two offices - Edmonton and Nisku
- Over 10 professional associates - representing a diverse cross section of market expertise
- Commercial real estate only. We have tremendous experience with industrial, land, office and retail real estate
- We're in business for the long term - our brand and reputation are paramount to us and we serve our clients accordingly

## MARCUS SCHWABE, Senior Associate, BSc. BEd.



Marcus joined the brokerage in 2014 with a background in management, education, home building and healthcare. His diverse experience provides him with a vast network of contacts across an array of sectors and offers him, and his clients, an advantage to help turn your lease, purchase or sale into a positive business decision.

As a Senior Associate at Royal Park Realty, Marcus Schwabe offers expertise in the sale and leasing of retail, office, land, industrial and multi-family properties within the greater Edmonton area and throughout Alberta. Marcus understands that the business of real estate starts with developing strong relationships. Part of this process includes demystifying the sales or leasing transactions and providing customer centric service.

For multiple years, Marcus has been honoured to receive awards for the highest overall transaction volume for industrial leasing. These awards are from the Costar Group, a provider of information, analytics and marketing services to the commercial property industry in the United States, Canada, United Kingdom, France, Germany and Spain.

Marcus has lived in the Edmonton area for more than 50 years. He holds Bachelor of Science and Bachelor of Education degrees from the University of Alberta. Marcus has volunteered for many organizations, is active in his local church, and a member of the Strathcona County Community Grants Committee, Social Framework Committee and Initiatives Committee. He and his wife have been married for over 36 years have three children, two grandchildren and a dog.



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