

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

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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**

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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	22
Zoning	Zone 71

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Listing information last updated on April 30th, 2025 at 8:47am MDT