\$920,000 - 76 51401 Rge Road 221, Rural Strathcona County

MLS® #E4422370

\$920,000

0 Bedroom, 0.00 Bathroom, Industrial on 0.00 Acres

South Cooking Lake, Rural Strathcona County, AB

Exceptional build quality featuring: two grade-level loading vehicle bays, a plane warehouse, residential suite, two washrooms, one bedroom, kitchen, theater room, office, two tool rooms, and a patio with storage for up to three aircraft. Large Hydro-Swing plane door (opens over 90° with remote control). Concrete apron leading to taxiway, grade-level door bay, and concrete slab for shed at the rear. Current income in place. New twin, top condensate technology, NTI boilers, replaced in 2024, with in-floor heating system, a \$30,000 investment. All fasteners on entire roof skin replaced in 2024. Epoxy flooring in RV bay. 410 sq.ft.± bonus mezzanine space with forklift access, plus 60 feet of upper and lower cabinets along the warehouse wall. Airport taxiways removed and replaced, new asphalt in 2024. Note: airport will be receiving a brand new runway in the near future, recently announced by the Province of Alberta.

Built in 2007

Essential Information

MLS® # E4422370 Price \$920,000

Bathrooms 0.00







Acres 0.00 Year Built 2007

Type Industrial Status Active

Community Information

Address 76 51401 Rge Road 221

Area Rural Strathcona County

Subdivision South Cooking Lake

City Rural Strathcona County

County ALBERTA

Province AB

Postal Code T8E 1H1

Exterior

Exterior Mixed Construction Mixed

Additional Information

Date Listed February 21st, 2025

Days on Market 253

Zoning Zone 83

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Listing information last updated on November 1st, 2025 at 5:47am MDT