

LAKE WABAMUN

BOAT LAUNCH

PRICE: \$1,900,000.00

LAKESHORE ROAD

FOR SALE/LEASE

WABAMUN BOAT & RV STORAGE FACILITY

26,867 SF on 15.89 Acres

53105 Range Road 43, Wabamun, AB

1 MINUTE FROM LAKE WABAMUN DOCK

INDOOR/OUTDOOR STORAGE

Cushman & Wakefield Edmonton
Suite 2700, TD Tower
10088 102 Avenue
Edmonton, AB T5J 2Z1
cwedm.com

Adrian Ambrozuk
Associate Partner
780 733 6406
adrian.ambrozuk@cwedm.com

PROPERTY HIGHLIGHTS

- Cushman and Wakefield Edmonton is pleased to present this rare opportunity to acquire a future boat and RV storage facility within a 1 minute drive to Lake Wabamun
- Wabamun Lake is located 45 minutes West of Edmonton, Alberta, making it the perfect spot for summer beach vacationing or boating
- Take advantage of the tremendous opportunity to have both outdoor and indoor storage all year
- Excellent access to Wabamun Lake boat launch (1 minute) and direct access from Trans-Canada Highway (Hwy 16)



YELLOWHEAD HIGHWAY

PROPERTY DETAILS

MUNICIPAL ADDRESS

53105 Range Road 43 Parkland
County AB

LEGAL DESCRIPTION

Plan 5389 RS, Lot A

ZONING

CRC (Country Residential Core
District)

NEIGHBOURHOOD

Parkland County

BUILDING SIZE

26,867 SF Plus Additional Buildings

BUILT

1970/80 with Recent Major
Improvements

SALE PRICE

\$1,900,000.00

PROPERTY TAX

\$12,679.00

PARKING AREA

15.89 Acres

LOT AREA

15.89 Acres

UTILITIES

Cistern and Septic

FRONTAGE

800 feet of frontage along
Lake Shore Road with a return
depth of 860'

TOPOGRAPHY

Generally flat with recent
land work completed

AREA SERVICES

Wabamun has all
essential services including
banks, a grocery store,
Home Hardware, vehicle
repair services,
drugstore, bottle depot,
carwash, and a
laundromat.



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