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24 & 36, 713068 RANGE ROAD 65 FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Grande Prairie, Alberta



Listing ID:
27539


MLS ID:
A2012334

\$8,550,000



 **CORD SPERO**
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 24 & 36, 713068 Range Road 65 , Grande Prairie , Alberta T8W 5E7

Transaction Type For Sale	Title Fee Simple	Days On Market 954
Zoning RM-1	Subdivision Mountview Business Park	Year Built 2015
Structure Type Industrial	Property Type Commercial	Property Sub Type Industrial
Legal Plan 0325946	Building Area (Sq. Ft.) 38513.00	Building Area (Sq. M.) 3577.95
Lot Size (Sq. Ft.) 253519	Lot Size (Acres) 5.82	Construction Type Metal Frame
Heating Make-up Air, Forced Air, Natural Gas, Radiant	Inclusions n/a	Restrictions None Known
Reports None		

This incredible 38,513 square foot steel framed and concrete block fabrication shop is situated on two titled lots totaling 5.82 acres. With a footprint of 31,224 square feet on the main floor, the building offers 26,920 SF of shop, storage and mechanical space, a ceiling height of 32' in the main warehouse, with four 5 ton cranes scattered throughout and 4,304 SF of immaculate office space. In addition to the main floor there is 7,289 SF of second floor office, board room and a training room area which ensures this property provides the space that any large operation would need. The auxiliary building is a functional 3,540 SF pole frame storage building tucked into the west portion of the graveled and fenced yard. This is a must see for any company entering or expanding their operations in the Grande Prairie area. Call the listing Realtor® for more information or to book a showing today.

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