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## 82, 722040 RANGE ROAD 51 FOR SALE



Commercial Real Estate > Commercial Property for Sale

**Location**

Rural Grande Prairie No. 1, County Of, Alberta

**Listing ID:**

28352

**MLS ID:**

A2151874

**\$4,850,000**



 **CORD SPERO**  
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 RE/MAX Grande Prairie  
 780-538-4747

 82, 722040 Range Road 51 , Rural Grande Prairie No. 1, County Of , Alberta T8X 0T1

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 650	<b>Zoning</b> RM-2
<b>Subdivision</b> Hawker Industrial Park	<b>Nearest Town</b> Grande Prairie	<b>Year Built</b> 2018
<b>Structure Type</b> Industrial	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Industrial
<b>Legal Plan</b> 1524978	<b>Building Area (Sq. Ft.)</b> 20280.00	<b>Building Area (Sq. M.)</b> 1884.06
<b>Lot Size (Sq. Ft.)</b> 218671	<b>Lot Size (Acres)</b> 5.02	<b>Inclusions</b> n/a
<b>Restrictions</b> None Known	<b>Reports</b> None	

An incredible 20,280 SF precast concrete shop on a 5.02-acre graveled and fenced site. This immaculate building boasts 16,280 SF of shop space with 33' ceiling heights to the bottom of the truss, divided into two clear span bays of 8,140 SF on each half. Both sides feature five 16'W x 18'H overhead doors, three 110' bays with two drive-through bays, engineered air and municipal water. The reinforced concrete slab is engineered and crane ready. Complementing the shop is a 4,000 SF office space laid out over two floors, and designed for both single or dual tenancy, with each side mirroring the other and offering 6 offices, a lunchroom, with 3 washrooms. The site includes a fenced perimeter, paved parking area, yard lighting, compacted gravel and four approaches. Available for purchase, with the option for additional neighboring land of 5, 10, or 15 acres if required. To book a showing or for more information call your local Commercial Realtor®.

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