

The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 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**  
 (780) 832-5880

 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> 336	<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®.

**Disclaimer** - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.