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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

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

Transaction Type

For Sale

Days On Market

481

Zoning

RM-2

Subdivision

Hawker Industrial Park

Nearest Town Grande Prairie Year Built 2018

Structure Type

Industrial

Property Type Commercial **Property Sub Type**

Industrial

Legal Plan

1524978

Building Area (Sq. Ft.)

20280.00

Building Area (Sq. M.)

1884.06

Lot Size (Sq. Ft.)

218671

Lot Size (Acres)

5.02

Inclusions

n/a

Restrictions
None Known

Reports 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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