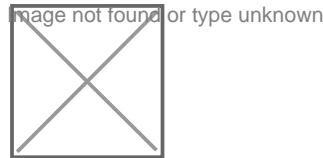


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

41, 61027 HWY 672 FOR SALE

Commercial Real Estate > Commercial Property for Sale

**Location**

Rural Grande Prairie No. 1, County Of, Alberta

Listing ID:

29729

MLS ID:

A2200435

\$16,500,000

 **DUAYNE PETERSON**
 (780) 402-9083

 RE/MAX Grande Prairie
 780-538-4747

 41, 61027 Hwy 672 , Rural Grande Prairie No. 1, County Of , Alberta T0H 3C0

Transaction Type	Title	Days On Market
For Sale	Fee Simple	338
Zoning	Subdivision	Nearest Town
Highway Industrial	Emerson Trail Industrial Park	Sexsmith
Building Type	Year Built	Structure Type
See Remarks	2014	Industrial
Property Type	Property Sub Type	Legal Plan
Commercial	Industrial	1621122
Building Area (Sq. Ft.)	Building Area (Sq. M.)	Lot Size (Sq. Ft.)
20837.00	1935.80	3303590
Lot Size (Acres)	Construction Type	Foundation
75.84	Concrete,Metal Frame	Poured Concrete,Slab
Heating	Access to Property	Inclusions
Natural Gas	Accessible to Major Traffic Route,Rail Access,Private,Visual Exposure	n/a
Restrictions	Reports	
None Known	Aerial Photos	

This expansive 75-acre commercial property offers a strategic location and comprehensive infrastructure to meet a variety of business needs. Located with prime access and frontage to Highway 2, and quick connections to Highway 672 and Highway 43, this property is ideal for industrial, logistics, or manufacturing operations. Property Highlights: Main Building (~21,000 sq. ft.): Built in 2014, the main building features over 13,800 sq. ft. of shop space, 5,600 sq. ft. of office space, and a convenient storage mezzanine. Shop has 4 x 100' drive through bays and 1 100' drive through wash bay. Office main floor has 4 spacious offices, a dispatcher room, large lunch room and reception. Upstairs are 6 more offices, another dispatcher room, and a board room. Two Additional Shops (approximately 6000 sq ft combined): These fully equipped, standalone shops provide additional space for operations, complementing the main facility. There is a powered hitching post that is about 800 feet long for plugging trucks in. Rail Spur (4,800 feet.): A dedicated rail spur offers seamless rail access that is TDG certified for shipping and receiving, connecting you to major routes and providing efficient logistics solutions. 28 Acres of Pipe Yard: The expansive pipe yard offers versatile storage and handling options for industrial materials. Well-Graveled Site: About 50 acres of the site is fully graveled, offering superior access and usability year-round. Security & Safety: The property is enclosed with chain-link fencing, and yard lights mounted on metal standards ensure security and visibility at all times. This property offers unmatched flexibility with its vast acreage, top-tier infrastructure, and exceptional access to major transportation routes. With rail and highway access, it is the ideal location for industrial or logistics-focused businesses. Contact us today to schedule a tour and explore the potential of this remarkable industrial property!

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