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## 50 61027 HIGHWAY FOR SALE

Commercial Real Estate > Commercial Property for Sale



### Location

Rural Grande Prairie No. 1, County Of, Alberta

### Listing ID:

29858



### MLS ID:

A2203468

**\$4,400,000**



 **JORDAN MENZIES**  
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 50 61027 Highway , Rural Grande Prairie No. 1, County Of , Alberta T0H 3C0

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 166	<b>Zoning</b> RM-2
<b>Subdivision</b> Emerson Trail Industrial Park	<b>Nearest Town</b> Sexsmith	<b>Year Built</b> 2025
<b>Structure Type</b> Industrial	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Industrial
<b>Legal Plan</b> 1324360	<b>Building Area (Sq. Ft.)</b> 16576.00	<b>Building Area (Sq. M.)</b> 1539.95
<b>Inclusions</b> N/A	<b>Restrictions</b> None Known	<b>Reports</b> None

PRE-SALE PURCHASE OPPORTUNITY. Introducing the opportunity to create the exact yard, shop & logistics you have been looking for. Ultimate flexibility to design/construct the facility that will best fit your operations. Current listing offers a 16,000+ sq.ft. Building on 9.05 acre site with 5+/- acres of developed yard space and the option to expand now or later into the additional 4+/- acres. Proposed building layout is as follows: 12,320sq.ft. of shop space including FOUR 140' drive-thru bays with 18' O.H.D.'s + 4256sq.ft. of office & shop support area including 8 offices, boardroom, locker room, parts area. Keep in mind the shop & office areas can be purpose built to fit your exact needs. Start to finish construction time on this property can be in the 6-8 month range. The Emerson Trail Industrial area offers great access with paved roads right to your property line, easy highway access in all directions which can help service your clients needs all over the Peace Country. If you need more shop and more land we can make that happen, if you need less shop and more land we can make that happen. No concept won't be looked at, bring your ideas and let's make them a reality. Quality RM-2 zoned properties are in high demand and this rare option allows you full customization to fit your operations. This property is also for lease @ \$24/sqft + NNN. Call a Commercial Realtor today for additional information and let's build something together.

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