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50 61027 HIGHWAY FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location

Rural Grande Prairie No. 1, County Of, Alberta

Listing ID:

29859



MLS ID:

A2203493

\$24



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

Transaction Type For Lease	Days On Market 165	Lease Amount 24.00
Lease Frequency Annually	Zoning RM-2	Subdivision Emerson Trail Industrial Park
Nearest Town Sexsmith	Year Built 2025	Structure Type Industrial
Property Type Commercial	Property Sub Type Industrial	Legal Plan 1324360
Building Area (Sq. Ft.) 16576.00	Building Area (Sq. M.) 1539.95	Lot Size (Sq. Ft.) 394218
Lot Size (Acres) 9.05	Inclusions N/A	Restrictions None Known
Reports None		

PRE-CONSTRUCTION LEASE 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 project is also for sale @ \$4,400,000.00. Call a Commercial Realtor today for additional information and let's build something together.

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