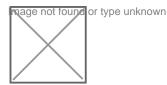


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6,712016 72A RANGE FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationDimsdale, Alberta

Listing ID: 31101 MLS ID: A2234375

\$799,900



△ GREG SHILLINGTON

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Grassroots Realty Group Ltd.

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rPn

6, 712016 72A Range, Dimsdale, Alberta T8W5H5

Transaction Type Zoning Subdivision

For Sale CM Dimsdale Industrial Park

Year BuiltStructure TypeProperty Type1997IndustrialCommercial

Property Sub Type Legal Plan Building Area (Sq. Ft.)

Industrial 0024753 1355.02

Building Area (Sq. M.) Lot Size (Sq. Ft.) Lot Size (Acres)

125.88 223462 5.13

InclusionsRestrictionsReportsN/ANone KnownFloor Plans

Incredible value awaits with this 5.13-acre property, complete with a residence and two detached garages. Zoned CM (County Industrial), this versatile property is ideal for running a home-based business or operating a full-scale commercial venture. The residence offers a bright, freshly painted space that's perfect for living or converting into office use. Outside, you'll find two detached garages: one approximately 26x24 and the other 40x30 with 12-foot overhead doors. Both have been recently painted inside and outfitted with new lighting. The yard has been cut, leveled, and is prepped for gravel—materials can be provided by the seller. Large, well-built approaches make this site especially suitable for trucking or equipment operations. Located in Dimsdale, the property offers excellent access to the four-lane highway, making it easy to head in any direction from Grande Prairie. This is a prime opportunity to secure a functional and flexible property in the County of Grande Prairie market. Also available to lease. See MLS A2234378

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