

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.

## 6, 712016 72A RANGE FOR SALE

Commercial Real Estate > Commercial Property for Sale





**Location**  
Dimsdale, Alberta



**Listing ID:**  
31101


**MLS ID:**  
A2234375

**\$799,900**



 **GREG SHILLINGTON**  
 (780) 832-2922

 Grassroots Realty Group Ltd.  
 1-833-477-6687

 6, 712016 72A Range , Dimsdale , Alberta T8W5H5

**Transaction Type**

For Sale

**Zoning**

CM

**Subdivision**

Dimsdale Industrial Park

**Year Built**

1997

**Structure Type**

Industrial

**Property Type**

Commercial

**Property Sub Type**

Industrial

**Legal Plan**

0024753

**Building Area (Sq. Ft.)**

1355.02

**Building Area (Sq. M.)**

125.88

**Lot Size (Sq. Ft.)**

223462

**Lot Size (Acres)**

5.13

**Inclusions**

N/A

**Restrictions**

None Known

**Reports**

Floor 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

**Disclaimer** - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.