

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.

70008 720 TOWNSHIP ROAD FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Grande Prairie, Alberta



Listing ID:
31697


MLS ID:
A2248098

\$1,099,000



 **DAVE PILGER**
 (780) 814-0602

 RE/MAX Grande Prairie
 780-538-4747

 70008 720 Township Road , Grande Prairie , Alberta T8X4K4

Transaction Type For Sale	Days On Market 132	Zoning CR5
Subdivision NONE	Building Type Commercial Mix	Year Built 2009
Structure Type Mixed Use	Property Type Commercial	Property Sub Type Mixed Use
Legal Plan 0627062	Building Area (Sq. Ft.) 3526.00	Building Area (Sq. M.) 327.57
Lot Size (Sq. Ft.) 436035	Lot Size (Acres) 10.01	Construction Type Mixed,Vinyl Siding,Wood Frame
Roof Asphalt Shingle	Foundation Poured Concrete,Slab	Cooling None
Heating Boiler,Central,High Efficiency,In Floor,Forced Air,Propane	Inclusions 5 ton overhead crane, hotsy pressure washer, air compressor, air lines, coverall building, 12 rack pallet system, fridge, stove, microwave, washer, dryer,	Restrictions None Known
Reports None		

Run Your Business and Live On-Site! This versatile 10-acre property offers the perfect blend of work and home life. The 60' x 30' commercial shop is fully equipped with a 5-ton crane, Hotsy, air compressor with airlines, in-floor heating, and even a washer/dryer. The shop features a 16' overhead door, 20' ceilings, and everything you need to operate efficiently. The attached office/living quarters provide flexibility for your lifestyle or business needs. On the main floor, you'll find an open office area, one bedroom (or office) without a closet, two half baths, and a kitchen complete with fridge, stove, microwave, and patio doors. Upstairs, enjoy a spacious living area, one bedroom, and a full bathroom. Located just west of Grande Prairie between Hwy 43 and the Hwy 43X bypass, this property offers excellent accessibility. As a bonus, only 3 acres are taxed as commercial, with the remainder taxed at farmland rates. More pictures of shop interior coming. Property is currently leased month to month.

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.