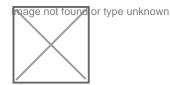


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

70008 720 TOWNSHIP ROAD FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationGrande Prairie, Alberta

Listing ID: 31697

MLS ID: A2248098

\$1,099,000



△ DAVE PILGER

2 (780) 814-0602

RE/MAX Grande Prairie

2 780-538-4747

rM1

70008 720 Township Road, Grande Prairie, Alberta T8X4K4

Transaction Type

For Sale

Subdivision

NONE

Structure Type

Mixed Use

Legal Plan

0627062

Lot Size (Sq. Ft.)

436035

Roof

Asphalt Shingle

Heating

Boiler, Central, High Efficiency, In

Floor,Forced Air,Propane

Reports

None

Days On Market

132

Building TypeCommercial Mix

Property Type Commercial

Building Area (Sq. Ft.)

3526.00

Lot Size (Acres)

10.01

Foundation

Poured Concrete, Slab

Inclusions

5 ton overhead crane, hotsy pressure washer, air compressor, air lines, coverall building, 12 rack pallet system, fridge, stove, microwave, washer, dryer, Zoning

CR5

Year Built

2009

Property Sub Type

Mixed Use

Building Area (Sq. M.)

327.57

Construction Type

Mixed, Vinyl Siding, Wood Frame

Cooling

None

Restrictions

None Known

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.

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