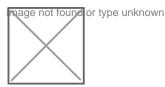


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

24 & 36, 713068 RANGE ROAD 65 FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationGrande Prairie, Alberta

Listing ID:

32338

MLS ID: A2258006

\$8,950,000



△ CORD SPERO

(780) 832-5880

RE/MAX Grande Prairie

2 780-538-4747

 $24\ \&\ 36,\ 713068$ Range Road 65 , Grande Prairie , Alberta $\ \ T8W\ 5E7$

Transaction Type

For Sale

Zoning

RM-1

Structure Type

Industrial

Legal Plan 0325946

Lot Size (Sq. Ft.)

253519

Heating

Make-up Air, Forced Air, Natural

Gas.Radiant

Reports None

Title

Fee Simple

Subdivision

Mountview Business Park

Property Type Commercial

Building Area (Sq. Ft.)

38513.00

Lot Size (Acres)

5.82

Inclusions

n/a

Days On Market

63

Year Built

2015

Property Sub Type

Industrial

Building Area (Sq. M.)

3577.95

Construction Type

Metal Frame

Restrictions

None Known

This incredible 38,513 square foot steel framed and concrete block fabrication shop is situated on two titled lots totaling 5.82 acres. With a footprint of 31,224 square feet on the main floor, the building offers 26,920 SF of shop, storage and mechanical space, a ceiling height of 32' in the main warehouse, with four 5 ton cranes scattered throughout and 4,304 SF of immaculate office space. In addition to the main floor there is 7,289 SF of second floor office, board room and a training room area which ensures this property provides the space that any large operation would need. The auxiliary building is a functional 3,540 SF pole frame storage building tucked into the west portion of the graveled and fenced yard. This is a must see for any company entering or expanding their operations in the Grande Prairie area. Call the listing Realtor© for more information or to book a showing today.

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