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## 24 & 36, 713068 RANGE ROAD 65 FOR SALE

Commercial Real Estate > Commercial Property for Sale




**Location**  
Grande Prairie, Alberta



**Listing ID:**  
32338


**MLS ID:**  
A2258006

**\$8,950,000**



 **CORD SPERO**  
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 RE/MAX Grande Prairie  
 780-538-4747

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

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 63
<b>Zoning</b> RM-1	<b>Subdivision</b> Mountview Business Park	<b>Year Built</b> 2015
<b>Structure Type</b> Industrial	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Industrial
<b>Legal Plan</b> 0325946	<b>Building Area (Sq. Ft.)</b> 38513.00	<b>Building Area (Sq. M.)</b> 3577.95
<b>Lot Size (Sq. Ft.)</b> 253519	<b>Lot Size (Acres)</b> 5.82	<b>Construction Type</b> Metal Frame
<b>Heating</b> Make-up Air, Forced Air, Natural Gas, Radiant	<b>Inclusions</b> n/a	<b>Restrictions</b> None Known
<b>Reports</b> None		

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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