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## 713040 RANGE ROAD 64 RANGE FOR SALE

Commercial Real Estate > Commercial Property for Sale



### Location

Rural Grande Prairie No. 1, County Of, Alberta

### Listing ID:



33246



### MLS ID:


A2275051

**\$2,399,900**



 **GREG SHILLINGTON**  
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 Grassroots Realty Group Ltd.  
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 713040 Range Road 64 Range , Rural Grande Prairie No. 1, County Of , Alberta T8W 5E5

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 1	<b>Zoning</b> RM-1
<b>Subdivision</b> NONE	<b>Nearest Town</b> Grande Prairie	<b>Year Built</b> 1998
<b>Structure Type</b> Industrial	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Industrial
<b>Legal Plan</b> 9720471	<b>Building Area (Sq. Ft.)</b> 17890.00	<b>Building Area (Sq. M.)</b> 1662.02
<b>Lot Size (Sq. Ft.)</b> 267458	<b>Lot Size (Acres)</b> 6.14	<b>Inclusions</b> N/A
<b>Restrictions</b> None Known	<b>Reports</b> Aerial Photos	

An exceptional opportunity to acquire a 6.14-acre industrial property in a highly desirable location, situated in the county just south of the airport. The site features six versatile buildings, including a 6,328 sq. ft. shop, a 2,400 sq. ft. heated shop, an additional 2,500 sq. ft. heated shop, 3,050 sq. ft. of cold storage, a 1,200 sq. ft. vinyl shed, and a 2,400 sq. ft. shop with office space. The yard is well graded and fully gravelled, offering excellent functionality for a wide range of commercial or industrial uses. The property is fully landscaped and fenced, with paved access right to the gate and convenient connectivity to major transportation routes throughout the city. This is a rare, high-utility asset offering outstanding value and an ideal setup for businesses requiring shop space, storage, and efficient logistics.

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