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## 60073 TOWNSHIP ROAD 730 FOR SALE

Commercial Real Estate > Commercial Property for Sale

**Location**

Rural Grande Prairie No. 1, County Of, Alberta

**Listing ID:**

33458

**MLS ID:**

A2273284

**\$7,000,000** **MORGAN MACLEAN** (780) 518-1567 Grassroots Realty Group Ltd. 1-833-477-6687

60073 Township Road 730 , Rural Grande Prairie No. 1, County Of , Alberta T8V 3A7

Transaction Type	Title	Days On Market
For Sale	Fee Simple	2
Zoning	Subdivision	Nearest Town
RM-4	NONE	Clairmont
Year Built	Structure Type	Property Type
2005	Industrial	Commercial
Property Sub Type	Legal Plan	Office (Sq. Ft.)
Industrial	0525329	8826.0000
Building Area (Sq. Ft.)	Building Area (Sq. M.)	Lot Size (Sq. Ft.)
32386.00	3008.73	877298
Lot Size (Acres)	Construction Type	Heating
20.14	Brick,Concrete	Forced Air,Natural Gas,Radiant
Lot Features	Inclusions	Restrictions
Landscaped	N/A	None Known

#### Reports

Floor Plans,Well Certificate/Drawing

This impressive 32,386 SQ. FT. industrial building is situated on 20.14 ACRES with UNBEATABLE HIGHWAY VISIBILITY and just minutes from city limits. Designed for heavy equipment and ample storage, the site is fully fenced, landscaped, and features an expansive graveled yard with excellent drainage. Built from durable block and mortar, this facility is designed to last and to support seamless onsite business operations. Services include a private well and septic system. The shop is equipped with 2 OVERHEAD CRANES—one 5-ton and one 10-ton—and (5) x 90 FT. DRIVE-THRU BAYS, including 2 WASH BAYS WITH BUILT-IN HOTSY SYSTEMS. 8.5 BAYS in total, including service bays with mezzanine storage. Radiant heat and an engineered air make-up system provide consistent comfort throughout, with multiple oversized overhead doors: (4) 18x20, (2) 18x18, (6) 18x16, and (1) 14x12. With plenty of room for admin, the two-storey workspace provides over 20 OFFICES, most of them executive-sized and offering stunning southwest views. Key areas include a welcoming front reception, parts rooms, locker room with shower, multiple washrooms, a staff lunchroom, and a spacious boardroom with dry bar. Natural light fills the common areas, and one office connects directly to the shop for optimal workflow. This property is as practical as it is impressive! With abundant parking, storage, excellent visibility and ease of highway access, it offers everything needed for an efficient, large-scale operation. ALSO FOR LEASE (See MLS A2273283 - BASIC RENT = \$15/SQ. FT. + ADDITIONAL RENT = \$3.94/SQ.FT. (TRIPLE NET LEASE) - For more information or to arrange a private showing, contact your Commercial Realtor® today! Possession is targeted for June 1/2026. Click on MULTIMEDIA for additional photos, video and more!

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