

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.

## 785001 TWP RD 785A FOR SALE

Commercial Real Estate > Commercial Property for Sale

**Location**

Rural Spirit River No. 133, M.D. Of, Alberta

**Listing ID:**

33657

**MLS ID:**

A2280546

**\$1,800,000**



 **TIM BLAKE**

 (780) 897-8847

 RE/MAX Grande Prairie

 780-538-4747



785001 TWP Rd 785A , Rural Spirit River No. 133, M.D. Of , Alberta T0H3A0

<b>Transaction Type</b>	<b>Days On Market</b>	<b>Zoning</b>
For Sale	26	AG1
<b>Subdivision</b>	<b>Nearest Town</b>	<b>Year Built</b>
NONE	Rycroft	2005
<b>Structure Type</b>	<b>Property Type</b>	<b>Property Sub Type</b>
Industrial	Commercial	Industrial
<b>Legal Plan</b>	<b>Building Area (Sq. Ft.)</b>	<b>Building Area (Sq. M.)</b>
0921216	12602.00	1170.75
<b>Lot Size (Sq. Ft.)</b>	<b>Lot Size (Acres)</b>	<b>Cooling</b>
3990531	91.61	Central Air
<b>Heating</b>	<b>Commercial Amenities</b>	<b>Inclusions</b>
Forced Air,Radiant	Compacted Yard,Cranes	hotsy pressure washer and compressor
<b>Restrictions</b>	<b>Reports</b>	
None Known	Appraisal	

Almost 92 Acres and 4 drive through shop bays and a 10 ton crane on busy highway 2 all for a fraction of replacement cost. 3 bays have 18'x18' automatic overhead doors and 1 bay has 16' x 16' doors. Bays are 83' deep with floor drains. One bay is setup as a wash bay with a Hotsy. The 10 ton crane is useable in 3 of the bays. Building also comes with a compressor and multiple air lines ran. 400 Amps of 3 phase power+ hitching rail with power. Main floor features reception and 2 offices,2 bathrooms (1 with shower) and a kitchen. Upstairs office is developed with 4 offices a boardroom/kitchen. Offices also have AC. The property is made up 7.9 Acres of well gravelled and fenced yard site, 57 acres of farmland and 15 acres of bush across Hwy 2. Property also generates \$2,400.00 per year in farm income. Great value as being offered well below appraised value. Also available for Lease MLS # A2280553

**Disclaimer** - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.