

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.

## INDUSTRIAL FOR LEASE

Commercial Real Estate > Commercial Property for Lease



**Location**

Rural Grande Prairie No. 1, County Of, Alberta

**Listing ID:**



33753



**MLS ID:**


A2281705

**\$22**



 **CORD SPERO**  
 (780) 832-5880

 RE/MAX Grande Prairie  
 780-538-4747

 101, 57 721071 53 Road , Rural Grande Prairie No. 1, County Of , Alberta T8X 0N4

<b>Transaction Type</b> For Lease	<b>Title</b> Fee Simple	<b>Days On Market</b> 67
<b>Lease Amount</b> 22.00	<b>Lease Frequency</b> Annually	<b>Zoning</b> RM-2
<b>Subdivision</b> Crossroads 53 South	<b>Nearest Town</b> Grande Prairie	<b>Year Built</b> 2019
<b>Structure Type</b> Industrial	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Industrial
<b>Legal Plan</b> 2022137	<b>Building Area (Sq. Ft.)</b> 8072.00	<b>Building Area (Sq. M.)</b> 749.91
<b>Lot Size (Sq. Ft.)</b> 216493	<b>Lot Size (Acres)</b> 4.97	<b>Inclusions</b> n/a
<b>Restrictions</b> None Known	<b>Reports</b> None	

Conveniently located just off Highway 43, this industrial property offers excellent access for transportation and logistics. Situated on a 5-acre site with approximately 2.5 acres demised, the property is well configured for large-scale operations requiring significant yard space. The building features three 100-foot pull-through bays, ideal for equipment and trailers. A functional 972 sq. ft. office provides adequate space for administrative and dispatch needs without being overly office-heavy, keeping the focus on operational efficiency. With its strategic location, flexible shop layout, generous yard, and municipal water, this property is well-suited for a wide range of users. Call your Commercial Realtor® for further information or to arrange a viewing.

**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.