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## 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>	<b>Title</b>	<b>Days On Market</b>
For Lease	Fee Simple	2
<b>Lease Amount</b>	<b>Lease Frequency</b>	<b>Zoning</b>
22.00	Annually	RM-2
<b>Subdivision</b>	<b>Nearest Town</b>	<b>Year Built</b>
Crossroads 53 South	Grande Prairie	2019
<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>
2022137	8072.00	749.91
<b>Lot Size (Sq. Ft.)</b>	<b>Lot Size (Acres)</b>	<b>Inclusions</b>
216493	4.97	n/a
<b>Restrictions</b>	<b>Reports</b>	
None Known	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.

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