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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:



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
MLS ID:


A2281705

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 **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

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