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70008 TOWNSHIP ROAD 720 FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Grande Prairie, Alberta

Listing ID:
33950

MLS ID:
A2284955

\$1,150,000



 **MORGAN MACLEAN**
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 70008 Township Road 720 , Grande Prairie , Alberta T8X 4K4

Transaction Type	Title	Days On Market
For Sale	Fee Simple	4
Zoning	Subdivision	Building Type
RCRSA	NONE	Mixed Use, See Remarks
Year Built	Structure Type	Property Type
2009	Industrial	Commercial
Property Sub Type	Legal Plan	Building Area (Sq. Ft.)
Industrial	0627062	3526.00
Building Area (Sq. M.)	Lot Size (Sq. Ft.)	Lot Size (Acres)
327.57	436035	10.01
Construction Type	Roof	Foundation
Cement Fiber Board, Wood Frame	Asphalt Shingle	Poured Concrete, Slab
Cooling	Heating	Inclusions
Rough-In	Boiler, Combination, In Floor, Forced Air, Propane	5-Ton Stahl Overhead Crane, Compressor, Hotsy Pressure Washer, 20 HP Roto-Phase 3-Phase Power Converter, Tarp Shed Quonset with 12-Pallet Rack System.
Restrictions	Reports	
See Remarks	Appraisal, Other Documents	

Designed for today and positioned for tomorrow, this property combines practical functionality with outstanding future development potential. This unique 10.1-acre property **WITHIN CITY LIMITS** allows you to enjoy residential living while operating your business from home in a prime and highly accessible location! Just off the Highway 43X bypass, and ideally situated only minutes from the airport and Costco, the property combines convenience, visibility, and long-term potential rarely found within city boundaries. The property features a well-constructed 1,728 sq. ft. two-storey residence/office attached to an 1,800 sq. ft. commercial-grade shop, creating an ideal setup for a small business owner or home-based operation. Constructed in 2009, the building showcases quality craftsmanship with durable concrete hardy board siding, 2 x 6 construction in the home, and robust 2 x 8 construction in the shop. Both the upper and lower levels offer 9-foot ceilings, enhancing the sense of space, and comfort is ensured year-round with two-zone in-floor heating on the lower level, powered by a boiler installed just two years ago, while the upper level is heated by a forced-air furnace. The main floor is thoughtfully designed with a reception area, 2 office spaces, 2 half bathrooms, and a full kitchen with patio access, making it well-suited for both professional use and everyday living. The second floor provides a flexible space that can function as a living area, bedroom, boardroom, or office, along with a full four-piece bathroom. The attached 30' x 60' SHOP is an impressive feature, offering 21-foot ceilings, metal-lined walls for easy maintenance, and a 16' x 16' powered overhead door. The shop is fully equipped with a 5-ton Stahl overhead crane, air compressor, a Hotsy pressure washer, and a 20 HP Roto-phase converter to support three-phase power requirements. A handy sink/wash station and laundry/utility room with direct access from the shop further enhances operational efficiency. Plus, loads of cold storage is attached to the shop's exterior. Additional site improvements include a 1,880 sq. ft. TARP SHED with a 12-pallet racking system, approximately two acres of compacted gravel suitable for storage or parking, and a large dugout. The property is serviced by a deep well for water, a septic system with tank and mound, and propane fuel for heat and appliances. (Natural gas available at the property line). Currently Zoned RCRSA, with the opportunity to rezone to full Commercial. An infrastructure plan is already in place for the area to transition towards Commercial/Industrial use. An excellent opportunity awaits!

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