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722003 RANGE ROAD 53 FOR SALE



Commercial Real Estate > Commercial Property for Sale

Location

Rural Grande Prairie No. 1, County Of, Alberta

Listing ID:



34187



MLS ID:


A2289408

\$2,900,000



 **TIM BLAKE**
 (780) 897-8847

 RE/MAX Grande Prairie
 780-538-4747

 722003 Range Road 53 , Rural Grande Prairie No. 1, County Of , Alberta T8X2Z8

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| Transaction Type For Sale | Title Fee Simple | Days On Market 60 |
| Zoning RM4 | Subdivision Crossroads North | Nearest Town Grande Prairie |
| Year Built 2023 | Structure Type Industrial | Property Type Commercial |
| Property Sub Type Industrial | Office (Sq. Ft.) 3158.0000 | Building Area (Sq. Ft.) 16978.00 |
| Building Area (Sq. M.) 1577.29 | Lot Size (Sq. Ft.) 310582 | Lot Size (Acres) 7.13 |
| Roof Asphalt,Metal | Foundation Combination | Electric 600 Amp Service |
| Heating Combination,Natural Gas | Commercial Amenities Yard Lights | Inclusions N/A |
| Restrictions None Known | Reports Appraisal | |

Multi building fabricating or manufacturing facility with 3 CRANES on 7 Acres just outside Grande Prairie. Great exposure to get you noticed and access right along Hwy 43. You will get 4 buildings totaling 16,978 Sq Ft and a well graveled partially fenced yard. "Shop A" is almost 7400 Sq Ft and features (2) 10 ton bridge cranes , 40' ceiling , (3) 18' H x 18' W and (1) 14' H x 15' W Overhead doors. Also has shop / office staff locker room, parts room and 2 bathrooms. "Shop C" is wide open 50' wide x 70' deep shop with a 7.5 Ton crane with 24' hook height and huge 20' H x 24' W door. Shop "B" is 1584 Sq Ft with newly renovated interior. Office features welcoming reception 8 private offices , boardroom, full kitchen 2 bathrooms and a 2 car garage. Huge value in this property. Also for lease MLS A2289499

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