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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

Transaction Type For Sale	Title Fee Simple	Days On Market 104
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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