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722003 RANGE ROAD 53 FOR LEASE



Commercial Real Estate > Commercial Property for Lease

Location
Rural Grande Prairie No. 1, County Of, Alberta

Listing ID:
34188

MLS ID:
A2289499

\$14



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

Transaction Type For Lease	Title Fee Simple	Days On Market 64
Lease Amount 14.00	Lease Frequency Annually	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 NA	Restrictions None Known
Reports None		

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. Base rent is \$19,807.00 and additional rent is \$4741.42 for a total monthly payment of \$24,549.00 + GST. Also for sale MLS A2289408

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