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705071 RANGE ROAD 61 FOR SALE

Commercial Real Estate > Commercial Property for Sale





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



Listing ID:
34988


MLS ID:
A2304578

\$2,600,000



 **WAYNE LOCK**
 (780) 831-7573

 RE/MAX Grande Prairie
 780-538-4747

 705071 Range Road 61 , Rural Grande Prairie No. 1, County Of , Alberta T8W 5A8

Transaction Type For Sale	Title Fee Simple	Days On Market 1
Zoning RM-2	Subdivision Minhas Industrial Park	Nearest Town Grande Prairie
Year Built 1997	Structure Type Industrial	Property Type Commercial
Property Sub Type Industrial	Legal Plan 9720641	Building Area (Sq. Ft.) 10500.00
Building Area (Sq. M.) 975.47	Lot Size (Sq. Ft.) 473932	Lot Size (Acres) 10.88
Inclusions NA	Restrictions None Known	Reports Leases

INVESTMENT OPPORTUNITY. This shop has a Tenant that has just renewed their lease until May 31, 2027. 10,500 Square foot shop available for sale in Minhas Industrial Park south of the city. 10.88 acre fenced, graveled and landscaped lot!!! Powered parking around the building. 30' x 40' cold storage shop, that is insulated and has power and a 14' overhead door. Thee main shop has a main floor area of 9,000 square feet and a second floor that is 1,500 square feet. There is a 675 square foot unfinished mezzanine in the shop area. The office areas have had updates in the past few years and include vinyl plank flooring, paint and LED lighting. The office area has air conditioning. The shop has a 22' ceiling and 4 - 16' x 16' overhead doors and 1 - 16' x 18' overhead door. There is a 5 ton crane in the shop and a pressure washer. 400 amp, 3 phase power. The zoning is RM-2, which is Rural Medium Industrial.

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