

The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 60073 TOWNSHIP ROAD 730 FOR SALE



Commercial Real Estate > Commercial Property for Sale

**Location**

Rural Grande Prairie No. 1, County Of, Alberta

**Listing ID:**


35449



**MLS ID:**

A2315274

**\$7,850,000**



 **MORGAN MACLEAN**  
 (780) 518-1567

 Grassroots Realty Group Ltd.  
 1-833-477-6687

 60073 Township Road 730 , Rural Grande Prairie No. 1, County Of , Alberta T8V 3A7

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Zoning</b> RM-4
<b>Subdivision</b> NONE	<b>Nearest Town</b> Clairmont	<b>Year Built</b> 2005
<b>Structure Type</b> Industrial	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Industrial
<b>Legal Plan</b> 0525329	<b>Office (Sq. Ft.)</b> 8826.0000	<b>Building Area (Sq. Ft.)</b> 32386.00
<b>Building Area (Sq. M.)</b> 3008.73	<b>Lot Size (Sq. Ft.)</b> 877298	<b>Lot Size (Acres)</b> 20.14
<b>Construction Type</b> Brick,Concrete	<b>Cooling</b> Central Air	<b>Heating</b> Forced Air,Natural Gas,Radiant
<b>Lot Features</b> Landscaped	<b>Access to Property</b> Accessible to Major Traffic Route	<b>Inclusions</b> N/A
<b>Restrictions</b> None Known	<b>Reports</b> Floor Plans,Well Certificate/Drawing	

IMMEDIATE POSSESSION AVAILABLE! This impressive 32,386 SQ. FT. industrial building with a RECENTLY REFRESHED INTERIOR is situated on 20.14 ACRES with UNBEATABLE HIGHWAY VISIBILITY and just minutes from city limits. Designed for heavy equipment and ample storage, the site is fully fenced, landscaped, and features an expansive, gravelled yard with excellent drainage. Built from durable block and mortar, this facility is designed to last and to support seamless onsite business operations. Services include a private well and septic system. The shop is equipped with 2 OVERHEAD CRANES—one 5-ton and one 10-ton—and (5) x 90 FT. DRIVE-THRU BAYS, including 2 WASH BAYS WITH BUILT-IN HOTSY SYSTEMS. 8.5 BAYS in total, including service bays with mezzanine storage. Radiant heat and an engineered air make-up system provide consistent comfort throughout, with multiple oversized overhead doors: (4) 18x20, (2) 18x18, (6) 18x16, and (1) 14x12. With plenty of room for admin, the two-storey workspace provides over 20 OFFICES, most of them executive-sized and offering stunning southwest views. Key areas include a welcoming front reception, parts rooms, locker room with shower, multiple washrooms, a staff lunchroom, and a spacious boardroom with dry bar. Natural light fills the common areas, and one office connects directly to the shop for optimal workflow. This property is as practical as it is impressive! With abundant parking, storage, excellent visibility and ease of highway access, it offers everything needed for an efficient, large-scale operation. RECENT UPDATES create a fresh, brighter workspace throughout. The shop and wash bay offer new lighting and floor-to-ceiling professional paint, along with new radiant heaters and fire-rated interior doors. Additional updates include fresh paint in the offices and mechanical/locker room, vinyl plank flooring in the lunchroom/stairwell, and lot regrading and regravelling. ALSO FOR LEASE (See MLS A2315275 - BASIC RENT =\$18/SQ. FT. + ADDITIONAL RENT=\$3.94/SQ.FT. (TRIPLE NET LEASE) - For more information or to arrange a private showing, contact your Commercial Realtor® today! Click on MULTIMEDIA for additional photos, video and more!

**Disclaimer** - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.