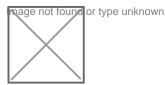


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 24 & 36, 713068 RANGE ROAD 65 FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**Grande Prairie, Alberta

Listing ID: 19837

MLS ID: A2012334

\$8,550,000



△ CORD SPERO

(780) 832-5880

RE/MAX Grande Prairie

**2** 780-538-4747

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 $24\ \&\ 36,\ 713068$  Range Road 65 , Grande Prairie , Alberta  $\ \ T8W\ 5E7$ 

**Transaction Type** 

For Sale

Year Built

2015

Subdivision

Mountview Business Park

**Property Sub Type** 

Industrial

Building Area (Sq. M.)

3577.95

Inclusions

n/a

Heating

Make-up Air, Forced Air, Natural

Gas,Radiant

Title

Fee Simple

Lot Size (Acres)

5.82

Structure Type

Industrial

Legal Plan

0325946

Lot Size (Sq. Ft.)

253519

Restrictions

None Known

**Days On Market** 

532

Zoning

RM-1

Property Type

Commercial

Building Area (Sq. Ft.)

38513.00

**Construction Type** 

Metal Frame

Reports

None

This incredible 38,513 square foot steel framed and concrete block fabrication shop is situated on two titled lots totaling 5.82 acres. With a footprint of 31,224 square feet on the main floor, the building offers 26,920 SF of shop, storage and mechanical space, a ceiling height of 32' in the main warehouse, with four 5 ton cranes scattered throughout and 4,304 SF of immaculate office space. In addition to the main floor there is 7,289 SF of second floor office, board room and a training room area which ensures this property provides the space that any large operation would need. The auxiliary building is a functional 3,540 SF pole frame storage building tucked into the west portion of the graveled and fenced yard. This is a must see for any company entering or expanding their operations in the Grande Prairie area. Call the listing Realtor© for more information or to book a showing today.

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