



GRASSROOTS
REALTY GROUP

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2, 721072 Range Road 53
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2236112



\$16 per sq.ft.

Division: NONE

Type: Industrial

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 16,560 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 6.00 Acres

Sewer: -

Lot Feat: -

Inclusions: 10 ton crane, fans and make up air system (EVAC)

Sprawling 6-acre property, this commercial shop boasts an impressive 16,560 total square feet of space, with 12,360 square feet dedicated to the shop area with 10 ton crane, 400 amp service, 4- 110'x 20' bays offering 16'x 16' doors with power openers. Complete with 6 fans and rapid make air (EVAC) system with heat recovery, separate 40 x 20' bay with 16' door on the back and separate heat. The office has 2 entrances and offers 4200sqft of space. On the main floor there is a reception area, 5 offices, two bathrooms and kitchen and 4 offices, boardroom, two bathrooms upstairs, all controlled by 2 AC units, dual furnaces and 2 entrances. Flexible leases available!!