



70008 720 Township Road  
Grande Prairie, Alberta

MLS # A2248098



**\$1,197,500**

<b>Division:</b>	NONE
<b>Type:</b>	Mixed Use
<b>Bus. Type:</b>	-
<b>Sale/Lease:</b>	For Sale
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	3,526 sq.ft.
<b>Zoning:</b>	CR5

<b>Heating:</b>	Boiler, Central, High Efficiency, In Floor, Forced Air, Propane	<b>Addl. Cost:</b>	-
<b>Floors:</b>	-	<b>Based on Year:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Utilities:</b>	-
<b>Exterior:</b>	Mixed, Vinyl Siding, Wood Frame	<b>Parking:</b>	-
<b>Water:</b>	-	<b>Lot Size:</b>	10.01 Acres
<b>Sewer:</b>	-	<b>Lot Feat:</b>	-

**Inclusions:** 5 ton overhead crane, hotsy pressure washer, air compressor, air lines, coverall building, 12 rack pallet system, fridge, stove, microwave, washer, dryer,

Run Your Business and Live On-Site! This versatile 10-acre property offers the perfect blend of work and home life. The 60' x 30' commercial shop is fully equipped with a 5-ton crane, Hotsy, air compressor with airlines, in-floor heating, and even a washer/dryer. The shop features a 16' overhead door, 20' ceilings, and everything you need to operate efficiently. The attached office/living quarters provide flexibility for your lifestyle or business needs. On the main floor, you'll find an open office area, one bedroom (or office) without a closet, two half baths, and a kitchen complete with fridge, stove, microwave, and patio doors. Upstairs, enjoy a spacious living area, one bedroom, and a full bathroom. Located just west of Grande Prairie between Hwy 43 and the Hwy 43X bypass, this property offers excellent accessibility. As a bonus, only 3 acres are taxed as commercial, with the remainder taxed at farmland rates. More pictures of shop interior coming. Property is currently leased month to month.