



**24 & 36, 713068 Range Road 65
Grande Prairie, Alberta**

MLS # A2258006

\$8,950,000



Division: Mountview Business Park

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 38,513 sq.ft.

Zoning: RM-1

Heating: Make-up Air, Forced Air, Natural Gas, Radiant

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: Metal Frame

Parking: -

Water: -

Lot Size: 5.82 Acres

Sewer: -

Lot Feat: -

Inclusions: n/a

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.