



**GRASSROOTS**  
REALTY GROUP

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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

**Floors:** -

**Roof:** -

**Exterior:** Metal Frame

**Water:** -

**Sewer:** -

**Inclusions:** n/a

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** 5.82 Acres

**Lot Feat:** -

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&copy; for more information or to book a showing today.