



**713040 Range Road 64 Range  
Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2275051**

**\$2,399,900**



**Division:** NONE

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 17,890 sq.ft.

**Zoning:** RM-1

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** 6.14 Acres

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

An exceptional opportunity to acquire a 6.14-acre industrial property in a highly desirable location, situated in the county just south of the airport. The site features six versatile buildings, including a 6,328 sq. ft. shop, a 2,400 sq. ft. heated shop, an additional 2,500 sq. ft. heated shop, 3,050 sq. ft. of cold storage, a 1,200 sq. ft. vinyl shed, and a 2,400 sq. ft. shop with office space. The yard is well graded and fully gravelled, offering excellent functionality for a wide range of commercial or industrial uses. The property is fully landscaped and fenced, with paved access right to the gate and convenient connectivity to major transportation routes throughout the city. This is a rare, high-utility asset offering outstanding value and an ideal setup for businesses requiring shop space, storage, and efficient logistics.