



**GRASSROOTS**  
REALTY GROUP

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101, 57 721071 53 Road  
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2281705



**\$22 per sq.ft.**

**Division:** Crossroads 53 South

**Type:** Industrial

**Bus. Type:** Industrial

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 8,072 sq.ft.

**Zoning:** RM-2

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** Electricity, Natural Gas, Phone

**Exterior:** -

**Parking:** -

**Water:** Public

**Lot Size:** 4.97 Acres

**Sewer:** Holding Tank

**Lot Feat:** -

**Inclusions:** n/a

Conveniently located just off Highway 43, this industrial property offers excellent access for transportation and logistics. Situated on a 5-acre site with approximately 2.5 acres demised, the property is well configured for large-scale operations requiring significant yard space. The building features three 100-foot pull-through bays, ideal for equipment and trailers. A functional 972 sq. ft. office provides adequate space for administrative and dispatch needs without being overly office-heavy, keeping the focus on operational efficiency. With its strategic location, flexible shop layout, generous yard, and municipal water, this property is well-suited for a wide range of users. Call your Commercial Realtor® for further information or to arrange a viewing.