



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.