



722003 Range Road 53
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2289499



\$18 per sq.ft.

Division: Crossroads North

Type: Industrial

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 16,978 sq.ft.

Zoning: RM4

Heating: Combination, Natural Gas

Addl. Cost: -

Floors: -

Based on Year: -

Roof: Asphalt, Metal

Utilities: -

Exterior: -

Parking: -

Water: Cistern, Well

Lot Size: 7.13 Acres

Sewer: Mound Septic

Lot Feat: -

Inclusions: NA

Multi building fabricating or manufacturing facility with 3 CRANES on 7 Acres just outside Grande Prairie. Great exposure to get you noticed and access right along Hwy 43. You will get 4 buildings totaling 16,978 Sq Ft and a well graveled partially fenced yard. "Shop A" is almost 7400 Sq Ft and features (2) 10 ton bridge cranes , 40' ceiling , (3) 18' H x 18' W and (1) 14' H x 15' W Overhead doors. Also has shop/ office staff locker room , parts room and 2 bathrooms. "Shop C" is wide open 50' wide x 70' deep shop with a 7.5 Ton crane with 24' hook height and huge 20' H x 24' W door. Shop "B" is 1584 Sq Ft with newly renovated interior. Office features welcoming reception 8 private offices , boardroom, full kitchen 2 bathrooms and a 2 car garage. Base rent is \$25,467.00 and additional rent is \$5052.69 for a total monthly payment of \$30,519.69 + GST. Also for sale MLS A2289408