



61027 Highway 672
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2296672



\$24 per sq.ft.

Division: Emerson Trail Industrial Park

Type: Industrial

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 24,840 sq.ft.

Zoning: RM-2

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 11.05 Acres

Sewer: -

Lot Feat: -

Inclusions: Security system, 2-Hotsy pressure washer systems, 1 x 10-Tonne & 1 x 5-Tonne crane in main shop, 1 x 5-Tonne crane in welding bay.

This turnkey 24,840 sq ft state-of-the-art industrial facility was completed in December 2025, offering a rare opportunity to acquire a physically brand-new, fully integrated shop and office operation on 11.05 acres (RM-2 zoning), designed for efficiency and long-term scalability. At the core is an impressive 140' x 140' (19,600 sq. ft.) shop featuring extra-wide 35' bays stretching 140 feet, all with full pull-through capability and 20' high by 18' wide overhead doors—ideal for large equipment and fleet operations. Built for serious use, the shop includes a 10-tonne and 5-tonne crane in the main shop, plus an additional 5-tonne crane in the welding bay. A hard-lined compressed air system runs throughout. A dedicated wash bay with dual Hotsy system and dual wands allows efficient in-house cleaning, while the enclosed parts room and parts bay offer secure storage, service counter, and overhead door access for forklift loading. The shop is designed for durability and comfort with radiant heat, forced air back up heaters, and engineered air systems. Two fully finished bathrooms feature floor-to-ceiling tile, including one with a shower. An in-shop laundry and wash basin add everyday convenience. A functional staff area includes a tiled wall entry to the lunchroom, two offices (shop manager and parts manager), and a full kitchenette for optimal break time. The 4,864 sq. ft. office (152' x 32') delivers a professional front end with vestibule entry, reception, copy room, and six oversized soundproofed offices with custom built-ins. In-floor heat ensures comfort, complemented by two washrooms (one wheelchair accessible), coffee bar, janitor and security rooms, and a large boardroom with kitchenette. Multiple access points connect seamlessly to the shop & outdoors. The expansive yard supports equipment staging, fleet

parking, and storage. Serviced by a water well and tank & mound septic system, this is true plug-and-play infrastructure—meticulously built and ready for immediate operations. A must-see facility where quality, scale, and functionality come together. \$24/sq ft = \$49,680.00 (Base Rent) + \$5.41/sq ft = \$11,198.70 (Additional Rent) = \$60,878.70/ Total Month + GST + Utilities