



GRASSROOTS

REALTY GROUP

1-833-GPROOTS (477-6687)

aloha@grassrootsrealty.ca

60073 Township 730 Road
Rural Grande Prairie No. 1, County of, Alberta

MLS # A1013511



\$18 per sq.ft.

Division:	NONE
Type:	Industrial
Bus. Type:	-
Sale/Lease:	For Lease
Bldg. Name:	-
Bus. Name:	-
Size:	32,386 sq.ft.
Zoning:	Highway Industrial

Heating: Forced Air, Natural Gas, Radiant

Floors: Carpet, Concrete, Tile

Roof: -

Exterior: Brick, Concrete

Water: Well

Sewer: Septic Tank

Inclusions: -

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: -

Lot Feat: -

32,386 SQ FT Industrial building on 20.14 ACRES with HIGHWAY EXPOSURE. Literally only minutes from city limits! Graveled yard, fully fenced and landscaped. This massive facility provides EVERYTHING for convenient onsite business operations. 2 OVERHEAD CRANES, 5-TON & 10 TON. (5x) 90 FT DRIVE-THRU BAYS INCLUDING 2 WASH BAYS WITH BUILT-IN HOTSY SYSTEMS. A TOTAL OF 8.5 BAYS INCLUDING SERVICE BAYS W MEZZANINE STORAGE. All RADIANT HEAT + MAKE-UP AIR SYSTEM throughout shop with door heights ranging from (4) 20x18, (2) 18x18, (6) 16x18, (1) 12x14. Majority of the 20+ OFFICES are executive in size, some offering gorgeous views to the south-west. Key areas include spacious reception, parts rooms, locker room with shower and washrooms, lunchroom, spacious board room with dry bar, natural lighted common areas and an office attached directly to the shop. No shortage of parking, storage or washrooms. Water/Sewer is supplied by a water well and septic tank. TRIPLE NET LEASE \$18/sq ft. +GST ALSO FOR SALE!- MLS #A1022287 Click on Multimedia for blueprint, video and all details!