



722080 Rge Rd 53
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2097590



\$1,499,900

Division: NONE

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 6,000 sq.ft.

Zoning: rm2

Heating: Overhead Heater(s), Forced Air, Natural Gas

Addl. Cost: -

Floors: -

Based on Year: -

Roof: Metal

Utilities: -

Exterior: Concrete, Wood Frame

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: none

6000 sqft shop with two 90' drive-through bays, 1200 sqft of offices on 14.77 acres zoned rm2 located a couple of minutes from Grande Prairie just a mile north of HWY 43 on Range Road 53. Bonus 1216 sqft 3 bed 2 bath mobile home. (also for lease for \$7500/month plus triple net) The shop is just over 10 years old and features sumps in the bays, four 14' wide by 16' high overhead doors, 20' ceilings, overhead infrared heat, 32mpa concrete, 3.5 acres are graveled and there is another 10 acres of land that could be developed for extra yard space. The office space consists to a reception area, 2 offices and a bathroom on the main level. Upstairs there is a large lunchroom/boardroom area and 2 large offices. The current tenant will leave with 30 days notice so quick possession can be maintained. This shop has a full perimeter concrete foundation, wood frame walls, and a tin roof. If you are looking for an industrial space with room for your business to grow this affordable shop space with extra land included is an excellent option. The 2002 3 bedroom 2 bathroom manufactured home can be an excellent additional income source.