



**18A and 18B, 721072 Range Road 53
Rural Grande Prairie No. 1, County of, Alberta**

MLS # A2102153



\$2,649,900

Division: Crossroads 53 South

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 16,000 sq.ft.

Zoning: RM-2

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

Welcome to a prime industrial facility that epitomizes excellence in construction and functionality. This top-quality steel building, situated on a sprawling 4.97-acre corner lot, stands out with its strategic location just one block away from Hwy 43 access, offering unparalleled convenience and visibility. Boasting two entrances and a private secure fenced yard equipped with power gates, this property ensures both accessibility and security. The structural brilliance of this facility is evident in its design, featuring six drive-through 100-foot bays complemented by 16x16 overhead doors equipped with power openers. Each bay is not only versatile but also comes with the option to be divided, providing flexibility for diverse tenant uses. The thoughtful inclusion of man doors beside each overhead door allows for seamless access, while the possibility to lease bays separately adds to the property's versatility. Inside the shop area you'll find it is equipped with radiant heat, ensuring a comfortable working environment, and a make-up air system valued at \$70,000 further enhances the overall functionality. Two distinct office areas cater to administrative needs, with the north office housing a reception area, 1.2 baths, and an office space with additional rooms or temporary sleeping quarters, complete with a kitchen and a three-piece bathroom. Meanwhile, the south office encompasses a reception area, three offices, a kitchen, and both a half and three-piece bath. Noteworthy features continue with the south shop, which includes two large bathrooms with showers and external access for employee convenience. The entire property has undergone top-notch leasehold improvements, and no expense has been spared in creating a workspace that combines efficiency with comfort. The lot build-up and gravel work, valued at \$480,000, contribute to the property's durability and

functionality. Currently, the north half of the building enjoys a stable three-year lease with a national tenant, while the south half is leased with a 90-day vacancy clause. This strategic arrangement allows for potential expansion or seamless transition for those looking to continue the existing lease.