



713064 Range Road 65  
Grande Prairie, Alberta

MLS # A2118421



**\$3,249,000**

**Division:** Mountview Business Park

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 10,800 sq.ft.

**Zoning:** RM-1

**Heating:** Natural Gas

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** 9.59 Acres

**Sewer:** -

**Lot Feat:** -

**Inclusions:** NA

10,800 Square foot shop available for sale in Mountview Business Park. Main Shop Building has 6,800 sq ft of shop space and 3,700 sq ft of office and also a mezzanine for storage. There is also a 3,200 Sq Ft cold storage building and a 580 sq ft shed. Office Area features built-in furniture & a 7.5 ton Carrier RTU (Roof Top Unit for Heat & Cooling System). Shop has 6 - 14' x 16' Overhead doors. Addition has 2 - 16' x 16' Overhead doors. 3 ton Kone Crane #9327. 600 Amp service with 208 volt & 480 volt 3 Phase Power. 1 - Dynablast pressure washer Model # 4203-1 S/N 902051-5228. Pressure tank, jet pump, 300 gallon holding tank. 2 - Re Verber Ray Radiant tube heaters. Building has its own well, Novatek Carbon Filter water system, Wellrite pressure tank M/N WR260R. The property also has it's own septic system and the Seller is replacing the tank. The yard has a chain-link fence and is finished for industrial use. All on a huge 9.6 Acre lot.