



46, 721072 Range Road 53
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2136437



\$18 per sq.ft.

Division: Crossroads 53 South

Type: Industrial

Bus. Type: Industrial

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 16,613 sq.ft.

Zoning: RM-2

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: Well

Lot Size: 4.97 Acres

Sewer: Holding Tank

Lot Feat: -

Inclusions: n/a

This 16,613 SF shop was completed in 2019 and sits on a fully fenced and graveled 4.97 acre lot with two approaches both with electric security gates. The shop offers five 110' bays and one half bay/parts room with a wash-bay at the far end. Airlines and pressure washer are plumbed throughout the shop. There are 6 offices on the main floor with two washrooms. The upstairs driver's lounge has two private three-piece washrooms with changing areas and large, comfortable lunchrooms. All areas including the main office, shop, wash-bay, and driver lounge have the ability to be closed and accessed by code after hours. This shop is set up properly and ready for any company looking to operate efficiently in their own space today. The subject property is also available for sale at \$3,450,00 MLS: A2123720. Additional Rent is estimated at \$4.00 PSF. This is a must-see, to book a showing call your Commercial Realtor© today.