



GRASSROOTS
REALTY GROUP

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

MLS # A2158826



\$4,425,000

Division: Crossroads 53 South

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 17,448 sq.ft.

Zoning: RM-2

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 9.93 Acres

Sewer: -

Lot Feat: -

Inclusions: n/a

This 17,448 SF shop was completed in 2017 and sits on a fully fenced and partially graveled 9.93-acre lot with over 250 meters of frontage onto Highway 43. The shop offers four 100' bays including a drive-thru wash-bay as well as a 75' stub bay with a parts room at the far end. The 9.93 Ac lot offers yard lights two automatic gate openers and two outbuildings. The building is being sold with two Hotsy pressure washers and the plumbed-in air compressor. The building is set up to operate with one or two tenants, with separate utility meters and HVAC for both halves and in-floor heat throughout the shop. The main shop space offers a 10-ton crane spanning 50' with approximately a 21' hook height, while the shorter stub bay offers two fixed 1-ton cranes. There is plenty of office space with a reception area on the main floor and a lunchroom with two additional offices and a storage area upstairs. This shop is owner-occupied with a strong tenant in half of the building and a signed lease until Sept. 30, 2027, that has no intentions of leaving. The subject property is also available for lease at \$22.00/sq ft NNN. This is a must-see, to book a showing call your Commercial Realtor© today.