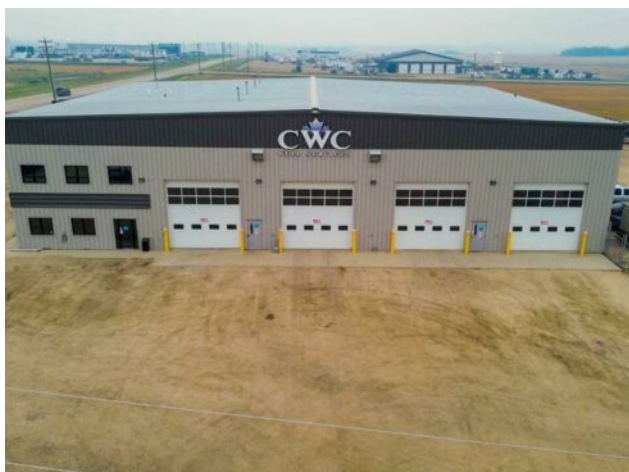


2, 721072 Range Road 53  
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2236112



## \$16 per sq.ft.

Division:	NONE
Type:	Industrial
Bus. Type:	-
Sale/Lease:	For Lease
Bldg. Name:	-
Bus. Name:	-
Size:	16,560 sq.ft.
Zoning:	-

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	6.00 Acres
Sewer:	-	Lot Feat:	-
Inclusions:	10 ton crane, fans and make up air system ( EVAC)		

Sprawling 6-acre property, this commercial shop boasts an impressive 16,560 total square feet of space, with 12,360 square feet dedicated to the shop area with 10 tone crane, 400 amp service, 4- 110'x 20' bays offering 16'x 16' doors with power openers. Complete with 6 fans and rapid make air (EVAC) system with heat recovery, separate 40 x 20' bay with 16' door on the back and separate heat. The office has 2 entrances and offers 4200sqft of space. On the main floor there is a reception area, 5 offices, two bathrooms and kitchen and 4 offices, boardroom, two bathrooms upstairs, all controlled by 2 AC units, dual furnaces and 2 entrances. Flexible leases available!!