

70008 720 Township Road  
Grande Prairie, Alberta

MLS # A2248098



## \$1,099,000

|             |              |
|-------------|--------------|
| Division:   | NONE         |
| Type:       | Mixed Use    |
| Bus. Type:  | -            |
| Sale/Lease: | For Sale     |
| Bldg. Name: | -            |
| Bus. Name:  | -            |
| Size:       | 3,526 sq.ft. |
| Zoning:     | CR5          |

|           |                                                                 |                |             |
|-----------|-----------------------------------------------------------------|----------------|-------------|
| Heating:  | Boiler, Central, High Efficiency, In Floor, Forced Air, Propane | Addl. Cost:    | -           |
| Floors:   | -                                                               | Based on Year: | -           |
| Roof:     | Asphalt Shingle                                                 | Utilities:     | -           |
| Exterior: | Mixed, Vinyl Siding, Wood Frame                                 | Parking:       | -           |
| Water:    | -                                                               | Lot Size:      | 10.01 Acres |
| Sewer:    | -                                                               | Lot Feat:      | -           |

**Inclusions:** 5 ton overhead crane, hotsy pressure washer, air compressor, air lines, coverall building, 12 rack pallet system, fridge, stove, microwave, washer, dryer,

Run Your Business and Live On-Site! This versatile 10-acre property offers the perfect blend of work and home life. The 60' x 30' commercial shop is fully equipped with a 5-ton crane, Hotsy, air compressor with airlines, in-floor heating, and even a washer/dryer. The shop features a 16' overhead door, 20' ceilings, and everything you need to operate efficiently. The attached office/living quarters provide flexibility for your lifestyle or business needs. On the main floor, you'll find an open office area, one bedroom (or office) without a closet, two half baths, and a kitchen complete with fridge, stove, microwave, and patio doors. Upstairs, enjoy a spacious living area, one bedroom, and a full bathroom. Located just west of Grande Prairie between Hwy 43 and the Hwy 43X bypass, this property offers excellent accessibility. As a bonus, only 3 acres are taxed as commercial, with the remainder taxed at farmland rates. More pictures of shop interior coming. Property is currently leased month to month.