

70008 Township Road 720  
Grande Prairie, Alberta

MLS # A2284955



## \$1,150,000

Division:	NONE
Type:	Industrial
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	3,526 sq.ft.
Zoning:	RCRSA

Heating:	Boiler, Combination, In Floor, Forced Air, Propane	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	Asphalt Shingle	Utilities:	Natural Gas at Lot Line, Propane, See Remarks
Exterior:	Cement Fiber Board, Wood Frame	Parking:	-
Water:	Dugout, Well	Lot Size:	10.01 Acres
Sewer:	Mound Septic, Septic System, Septic Tank	Lot Feat:	-
Inclusions:	5-Ton Stahl Overhead Crane, Compressor, Hotsy Pressure Washer, 20 HP Roto-Phase 3-Phase Power Converter, Tarp Shed Quonset with 12-Pallet Rack System.		

Designed for today and positioned for tomorrow, this property combines practical functionality with outstanding future development potential. This unique 10.1-acre property WITHIN CITY LIMITS allows you to enjoy residential living while operating your business from home in a prime and highly accessible location! Just off the Highway 43X bypass, and ideally situated only minutes from the airport and Costco, the property combines convenience, visibility, and long-term potential rarely found within city boundaries. The property features a well-constructed 1,728 sq. ft. two-storey residence/office attached to a 1,800 sq. ft. commercial-grade shop, creating an ideal setup for a small business owner or home-based operation. Constructed in 2009, the building showcases quality craftsmanship with durable concrete hardy board siding, 2 x 6 construction in the home, and robust 2 x 8 construction in the shop. Both the upper and lower levels offer 9-foot ceilings, enhancing the sense of space, and comfort is ensured year-round with two-zone in-floor heating on the lower level, powered by a boiler installed just two years ago, while the upper level is heated by a forced-air furnace. The main floor is thoughtfully designed with a reception area, 2 office spaces, 2 half bathrooms, and a full kitchen with patio access, making it well-suited for both professional use and everyday living. The second floor provides a flexible space that can function as a living area, bedroom, boardroom, or office, along with a full four-piece bathroom. The attached 30' x 60' SHOP is an impressive feature, offering 21-foot ceilings, metal-lined walls for easy maintenance, and a 16' x 16' powered overhead door. The shop is fully equipped with a 5-ton Stahl overhead crane, air compressor, a Hotsy pressure washer, and a 20 HP Roto-phase converter to support three-phase power requirements. A handy sink/wash station and

laundry/utility room with direct access from the shop further enhances operational efficiency. Plus, loads of cold storage is attached to the shop's exterior. Additional site improvements include a 1,880 sq. ft. TARP SHED with a 12-pallet racking system, approximately two acres of compacted gravel suitable for storage or parking, and a large dugout. The property is serviced by a deep well for water, a septic system with tank and mound, and propane fuel for heat and appliances. (Natural gas available at the property line). Currently Zoned RCRSA, with property taxes split 61.37% Commercial, 38.6% Country Residential, and .02% as Farmland, and the opportunity to rezone to full Commercial. An infrastructure plan is already in place for the area to transition towards Commercial/Industrial use. An excellent opportunity awaits!