

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!