

57 721071 53 Road  
Rural Grande Prairie No. 1, County of, Alberta

MLS # GP213940



## \$3,150,000

<b>Division:</b>	County of Grande Prairie
<b>Type:</b>	Industrial
<b>Bus. Type:</b>	Industrial
<b>Sale/Lease:</b>	For Sale
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	16,144 sq.ft.
<b>Zoning:</b>	RM-2

<b>Heating:</b>	-	<b>Addl. Cost:</b>	\$ 4 (Monthly)
<b>Floors:</b>	-	<b>Based on Year:</b>	2019
<b>Roof:</b>	-	<b>Utilities:</b>	Electricity, Natural Gas, Phone
<b>Exterior:</b>	-	<b>Parking:</b>	Driveway
<b>Water:</b>	Public	<b>Lot Size:</b>	5.00 Acres
<b>Sewer:</b>	Holding Tank	<b>Lot Feat:</b>	Rectangular Lot
<b>Inclusions:</b>	-		

This brand new building is being offered as a 5 acre fully fenced lot with great access and ample parking out front with plenty of fenced yard at the rear. The shop is made up of two halves consisting of three offices, washroom and a mechanical room totaling 972 Sq.ft of office space with 7100 Sq.ft of shop per side which each include their own pull thru wash-bay. The building has high speed internet, Atco Gas, and municipal water. With six 100' bays including two wash-bays, this shop is extremely cost effective. To book a showing or for more information call your local Commercial Realtor&reg; today.