

46 721072 RR 53  
Rural Grande Prairie No. 1, County of, Alberta

MLS # GP213948



## \$3,250,000

**Division:** Crossroads 53 South

**Type:** Industrial

**Bus. Type:** Industrial

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 16,613 sq.ft.

**Zoning:** RM-2

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** 2019

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** Well

**Lot Size:** 4.97 Acres

**Sewer:** Holding Tank

**Lot Feat:** -

**Inclusions:** -

This 16,613 SF shop was completed in 2019 and sits on a fully fenced and graveled 4.97 acre lot with two approaches both with electric security gates. The shop offers five 110' bays and one half bay/parts room with a wash-bay at the far end. Air lines and pressure washer are plumbed throughout the shop. There are 6 offices on the main floor with two washrooms. The upstairs drivers lounge has two private three piece washroom with changing area and large comfortable lunchroom. All areas including main office, shop, wash-bay and drivers lounge have the ability to be closed and accessed by code after hours. This shop is set up properly and ready for any company looking to operate efficiently in their own space today. To book a showing or for more information call your local Commercial Realtor&reg;. The space is also available for lease at \$19 PSF. MLS: GP213947