

705071 Range Road 61  
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2061999



# \$2,600,000

**Division:** Minhas Industrial Park

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 10,500 sq.ft.

**Zoning:** RM-2

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** Well

**Lot Size:** 10.88 Acres

**Sewer:** -

**Lot Feat:** -

**Inclusions:** NA

**INVESTMENT OPPORTUNITY.** This shop has a Tenant that has just renewed their lease until 2025. 10,500 Square foot shop available for sale in Minhas Industrial Park south of the city. 10.88 acre fenced, graveled and landscaped lot!!! Powered parking around the building. 30' x 40' cold storage shop, that is insulated and has power and a 14' overhead door. The main shop has a main floor area of 9,000 square feet and a second floor that is 1,500 square feet. There is a 675 square foot unfinished mezzanine in the shop area. The office areas have had updates in the past few years and include vinyl plank flooring, paint and LED lighting. The office area has air conditioning. The shop has a 22' ceiling and 4 - 16' x 16' overhead doors and 1 - 16' x 18' overhead door. There is a 5 ton crane in the shop and a pressure washer. 400 amp, 3 phase power. The zoning is RM-2, which is Rural Medium Industrial.