

44053 Highway 43  
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2086890



## \$995,000

Division:	NONE
Type:	Industrial
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	6,250 sq.ft.
Zoning:	RM-2

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	9.18 Acres
Sewer:	-	Lot Feat:	-
Inclusions:	Compressor, Shelving, Work Bench, Office furniture and Fixtures, lunch room fixtures		

9.81 ACRES OF PRIME HIGHWAY FRONTAGE WITH LARGE SHOP, GARAGES AND COVERALL BUILDING! This property is completely turn key and the possibilities are endless. To start with the yard, at almost 10 acres of highway frontage, is completely secured with fence around, and 2 large rolling gates. Yard is gravelled, with solid hardscapes through out. Property Features a large 5000 sqft shop, that is perfectly set up for a welding shop, fabrication, auto body, mechanical, pipeline, and so many more possibilities. Shop features main shop area + additional bay, parts/storage rooms, spray room + a fully furnished office. Property also features 2 additional storage garages + large coverall building. Fully turn key as is, many subdivision possibilities, or keep existing shop setup and build a new one down the road. So many possibilities on a very RARE highway frontage location!