



**1, 60056 Township Road 732
Rural Grande Prairie No. 1, County of, Alberta**

MLS # A2269368



\$2,200,000

Division: NONE

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 7,200 sq.ft.

Zoning: RM-4

Heating: Electric, Forced Air, Natural Gas, Radiant

Addl. Cost: -

Floors: Concrete, Vinyl Plank

Based on Year: -

Roof: Metal

Utilities: -

Exterior: Metal Siding , Stone

Parking: -

Water: Well

Lot Size: 4.00 Acres

Sewer: Septic Tank

Lot Feat: -

Inclusions: 2x Three Phase Converters, Front Counter, Fridge, Bar Fridge,

Turn-key investment opportunity, offers a prime commercial asset complete with a long-term tenant and an appealing 8% Cap Rate. This mint condition property features a 7,200 sq. ft. industrial shop situated on a 4-acre corner lot at the main entrance to Kestrel Business Park. Ideally positioned just one mile south of the Town of Sexsmith and eight miles north of the City of Grande Prairie, it benefits from excellent visibility with frontage along Township Road 732 to the south & easy access to HWY 2. Constructed only five years ago, the building is extremely well-maintained and combines 5,567 sq. ft. of shop space with 1,633 sq. ft. of professional office space with second-storey storage wired for future expansion of offices. The office area includes two private offices—one with its own two-piece washroom—along with an additional public washroom. The space features a concrete slab finished with vinyl composite tile, 10-foot ceilings throughout the offices, and a welcoming reception area highlighted by tall ceilings and a large L-shaped counter. A T-bar ceiling with fluorescent lighting, forced air gas furnace, air conditioning, and a staff room equipped with a full kitchenette, large tool crib room and direct access to the shop complete the thoughtful office layout. The expansive shop area offers four 80-foot drive-thru bays and an additional 37-foot shipping bay with mezzanine storage, providing exceptional functionality for industrial operations. It is equipped with eight 12' x 16' overhead doors and one 10' x 16' all powered and insulated. The shop features 18-foot ceilings, a concrete slab with sumps, T-5 fluorescent lighting, suspended radiant tube heating with circulating fans, upgraded air make up, a mezzanine, counters, and a two-piece shop washroom. The building also includes two three-phase converters with transformers, converting Delta to Wye service.

Laundry connections are located in the mechanical room for onsite convenience. The exterior of the building is clad in metal with attractive stone veneer accents and is surrounded by a chain-link fence & gravelled yard. Additional site improvements include two 10' x 90' concrete aprons. The property is serviced by a water well and a 2,500-gallon septic tank equipped with an oil skimmer. With a strong tenant already in place and solid returns supported by an 8% Cap Rate, this property is an exceptional opportunity for any investor seeking a reliable, income-producing commercial asset. Lease details are available upon request. A PLEASURE TO VIEW & MUST BE SEEN TO BE APPRECIATED! Connect with your commercial Realtor® to schedule a viewing.