



**GRASSROOTS**  
REALTY GROUP

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722003 Range Road 53  
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2289408



**\$3,200,000**

**Division:** Crossroads North

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 16,978 sq.ft.

**Zoning:** RM4

**Heating:** Combination, Natural Gas

**Floors:** -

**Roof:** Asphalt, Metal

**Exterior:** -

**Water:** Cistern, Well

**Sewer:** Mound Septic

**Inclusions:** N/A

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** 7.13 Acres

**Lot Feat:** -

Multi building fabricating or manufacturing facility with 3 CRANES on 7 Acres just outside Grande Prairie. Great exposure to get you noticed and access right along Hwy 43. You will get 4 buildings totaling 16,978 Sq Ft and a well graveled partially fenced yard. "Shop A" is almost 7400 Sq Ft and features (2) 10 ton bridge cranes , 40' ceiling , (3) 18' H x 18' W and (1) 14' H x 15' W Overhead doors. Also has shop / office staff locker room, parts room and 2 bathrooms. "Shop C" is wide open 50' wide x 70' deep shop with a 7.5 Ton crane with 24' hook height and huge 20' H x 24' W door. Shop "B" is 1584 Sq Ft with newly renovatd interior. Office features welcoming reception 8 private offices , boardroom, full kitchen 2 bathrooms and a 2 car garage. Huge value in this property. Also for lease MLS A2289499