



60073 Township Road 730
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2295658



\$7,850,000

Division:	NONE
Type:	Industrial
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	32,386 sq.ft.
Zoning:	RM-4

Heating:	Forced Air, Natural Gas, Radiant
Floors:	Carpet, Concrete, Tile
Roof:	-
Exterior:	Brick, Concrete
Water:	Well
Sewer:	Septic Tank
Inclusions:	N/A

Addl. Cost:	-
Based on Year:	-
Utilities:	-
Parking:	-
Lot Size:	20.14 Acres
Lot Feat:	Landscaped

IMMEDIATE POSSESSION AVAILABLE! This impressive 32,386 SQ. FT. industrial building with a **RECENTLY REFRESHED INTERIOR** is situated on 20.14 ACRES with **UNBEATABLE HIGHWAY VISIBILITY** and just minutes from city limits. Designed for heavy equipment and ample storage, the site is fully fenced, landscaped, and features an expansive, gravelled yard with excellent drainage. Built from durable block and mortar, this facility is designed to last and to support seamless onsite business operations. Services include a private well and septic system. The shop is equipped with 2 OVERHEAD CRANES— one 5-ton and one 10-ton—and (5) x 90 FT. DRIVE-THRU BAYS, including 2 WASH BAYS WITH BUILT-IN HOTSY SYSTEMS. 8.5 BAYS in total, including service bays with mezzanine storage. Radiant heat and an engineered air make-up system provide consistent comfort throughout, with multiple oversized overhead doors: (4) 18x20, (2) 18x18, (6) 18x16, and (1) 14x12. With plenty of room for admin, the two-storey workspace provides over 20 OFFICES, most of them executive-sized and offering stunning southwest views. Key areas include a welcoming front reception, parts rooms, locker room with shower, multiple washrooms, a staff lunchroom, and a spacious boardroom with dry bar. Natural light fills the common areas, and one office connects directly to the shop for optimal workflow. This property is as practical as it is impressive! With abundant parking, storage, excellent visibility and ease of highway access, it offers everything needed for an efficient, large-scale operation. **RECENT UPDATES** create a fresh, brighter workspace throughout. The shop and wash bay offer new lighting and floor-to-ceiling professional paint, along with new radiant heaters and fire-rated interior doors. Additional updates include fresh paint in the

offices and mechanical/locker room, vinyl plank flooring in the lunchroom/stairwell, and planned lot regrading and regravelling this spring. ALSO FOR LEASE (See MLS A2295702 - BASIC RENT =\$18/SQ. FT. + ADDITIONAL RENT=\$3.94/SQ.FT. (TRIPLE NET LEASE) - For more information or to arrange a private showing, contact your Commercial Realtor® today! Click on MULTIMEDIA for additional photos, video and more!