



61027 Highway 672
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2298756



\$8,750,000

Division: Emerson Trail Industrial Park

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 24,840 sq.ft.

Zoning: RM-2

Heating: In Floor, Forced Air, Natural Gas, Radiant

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 11.05 Acres

Sewer: -

Lot Feat: -

Inclusions: Security System, 2-Hotsy pressure washer systems, 1 x 10-Tonne & 1 x 5-Tonne crane in main shop, 1 x 5-Tonne crane in welding bay.

This turnkey 24,840 sq ft state-of-the-art industrial facility represents a rare opportunity to acquire a physically brand-new, fully integrated shop and office operation on 11.05 acres (RM-2 zoning)—designed for performance, efficiency, and long-term scalability. At the heart of the property is the impressive 140' x 140' (19,600 sq. ft.) shop, purpose-built with extra-wide 35' bays stretching 140 feet in length. Every bay is configured for full pull-through capability, equipped with 20' high by 18' wide overhead doors, allowing seamless movement of large equipment and fleet vehicles. Engineered for serious industrial use, the shop is outfitted with overhead crane systems, including a 10-tonne and 5-tonne crane in the main shop, plus an additional 5-tonne crane in the dedicated welding bay. A hard-lined compressed air system runs throughout, ensuring consistent performance across all workstations. Operational efficiency continues with a dedicated wash bay, featuring a built-in dual Hotsy system with two pressure wash wands, ideal for maintaining equipment in-house. The parts bay and fully enclosed parts room offer secure storage and streamlined workflow, complete with a service counter and overhead door access for forklift loading and unloading. The shop environment has been thoughtfully designed for durability and comfort, featuring radiant heat supplemented by forced air heaters and engineered air systems. Two fully finished shop bathrooms include floor-to-ceiling tile for longevity and ease of maintenance, with one offering a full shower. An in-shop laundry area and wash basin add further convenience for day-to-day operations. Staff functionality is elevated with a well-appointed shop lunchroom, finished with tiled walls, alongside two dedicated offices—one for a shop manager and another connected to the parts room and

lunchroom for a parts manager. A full kitchen provides a comfortable and practical break space for staff. Complementing the shop is a 4,864 sq. ft. premium office buildout (152' x 32'), delivering a polished and professional front-of-house presence. A welcoming vestibule entry leads into reception, complete with tile backsplash, adjacent copy room, and six oversized, soundproofed offices with custom built-in desks. The office is in-floor heated for year-round comfort and includes two washrooms (one wheelchair accessible), a coffee bar, janitor and security rooms, and a large boardroom with a built-in kitchenette—ideal for meetings, training, or client presentations. Multiple access points provide seamless connectivity between office and shop areas. The expansive yard offers exceptional flexibility for equipment staging, fleet parking, and outdoor storage, supporting a wide range of industrial uses. Serviced by a water well and tank & mound septic system, this property is the definition of plug-and-play industrial infrastructure—meticulously designed, expertly finished, and ready to support high-level operations immediately.