

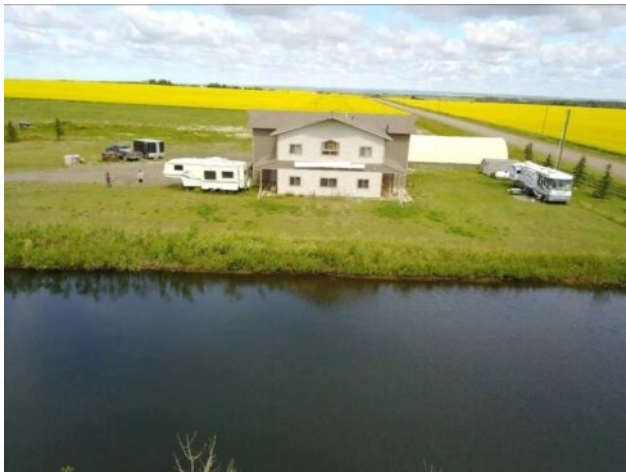


GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

70008 Township Road 720
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2333556



\$1,125,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	1,728 sq.ft.	Age:	2009 (17 yrs old)
Beds:	1	Baths:	1 full / 2 half
Garage:	Boat, Parking Pad, Quad or More Attached, RV Access/Parking, RV Garage		
Lot Size:	10.01 Acres		
Lot Feat:	Back Yard, Corner Lot, Front Yard, No Neighbours Behind, Treed, Views, Wa		

Heating:	Combination, In Floor, Forced Air, Propane	Water:	Private
Floors:	Vinyl	Sewer:	Mound Septic
Roof:	Asphalt	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Concrete, Masonite, Wood Frame	Zoning:	RC
Foundation:	Poured Concrete, Slab	Utilities:	-
Features:	Ceiling Fan(s), Double Vanity, Laminate Counters, Open Floorplan		

Inclusions: 5 Ton overhead crane, Hotsy pressure washer.

For more information, please click the "More Information" button. Rare live-work commercial/ residential property gives you the flexibility, and land base to operate efficiently while planning for tomorrow. Use what you need, develop the rest. 10.01 acres within city limits, ideally located just off the Hwy 43 bypass. This highly functional property is ideal for entrepreneurs, owner-operators, contractors, service companies, industrial users, and trucking company that need shop space, yard space, offices, residential accommodation, and room to scale. The 3,528 sq. ft. building was built to last in 2009, 30X60 shop with 2X8 construction in shop, with 21' ceilings, a 16X16 insulated powered overhead door. Full bright metal-lined interior walls and roof and a an industrial Hotsy pressure washer to keep it clean. Fire wall between shop and office/living. A certified 5-ton Stahl hoist, overhead crane that runs the length if the shop. Cost efficient utilities, 20 HP Roto-Phase converter capable of producing 3-phase voltage, high yielding well, propane heat, new boiler In-floor heating and forced air. Clad exterior in Hardy plank cement siding. Upstairs and downstairs are flexible spaces allowing you to shape the property around your business model and lifestyle needs. The lower level office is 2X6 wall 9ft ceilings. Business-ready, a reception area, 2 offices, 2 half baths, and a full kitchen with patio access. Upstairs offers flexible options, including a large boardroom with an additional private office and spacious 4-piece bathroom, or a comfortable private living area, primary bedroom with a 4-piece bathroom. This option keeps you close to the business while separating work and home life, an appealing setup for entrepreneurs who want convenience, flexibility, and control over their time. Opportunity to design a private upstairs kitchen, as the mechanical room is located directly below.

Why not stock the dugout with fish. Enjoy country living. A local farmer currently maintains approximately 7 acres, helping reduce ongoing property maintenance. Outside features include a 1,880 sq. ft. tarp shed, a 12-pallet gravity-fed rack system. Ample cold storage on the exterior 60' length of the north side of the building. Approximately 2 acres of compacted gravel, a large driveway entrance suitable for big trucks, well, septic pump-out system, propane heating, and gas available at the property line. Approximately 3 acres are currently taxed as commercial, with the balance taxed as farmland. Infrastructure planning supports Commercial Industrial use. With strong infrastructure already in place, this property is designed to support day-to-day productivity now while offering meaningful long-term upside.