

\$2,649,900 - 18a And 18b, 721072 Range Road 53, Rural Grande Prairie No. 1, County of

MLS® #A2102153

\$2,649,900

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

Crossroads 53 South, Rural Grande Prairie
No. 1, County of, Alberta

Welcome to a prime industrial facility that epitomizes excellence in construction and functionality. This top-quality steel building, situated on a sprawling 4.97-acre corner lot, stands out with its strategic location just one block away from Hwy 43 access, offering unparalleled convenience and visibility. Boasting two entrances and a private secure fenced yard equipped with power gates, this property ensures both accessibility and security. The structural brilliance of this facility is evident in its design, featuring six drive-through 100-foot bays complemented by 16x16 overhead doors equipped with power openers. Each bay is not only versatile but also comes with the option to be divided, providing flexibility for diverse tenant uses. The thoughtful inclusion of man doors beside each overhead door allows for seamless access, while the possibility to lease bays separately adds to the property's versatility. Inside the shop area you'll find it is equipped with radiant heat, ensuring a comfortable working environment, and a make-up air system valued at \$70,000 further enhances the overall functionality. Two distinct office areas cater to administrative needs, with the north office housing a reception area, 1.2 baths, and an office space with additional rooms or temporary sleeping quarters, complete with a kitchen and a three-piece bathroom.



721072 RR 53 – County of Grande Prairie (North Office Area)

Floor Plan



Meanwhile, the south office encompasses a reception area, three offices, a kitchen, and both a half and three-piece bath. Noteworthy features continue with the south shop, which includes two large bathrooms with showers and external access for employee convenience. The entire property has undergone top-notch leasehold improvements, and no expense has been spared in creating a workspace that combines efficiency with comfort. The lot build-up and gravel work, valued at \$480,000, contribute to the property's durability and functionality. Currently, the north half of the building enjoys a stable three-year lease with a national tenant, while the south half is leased with a 90-day vacancy clause. This strategic arrangement allows for potential expansion or seamless transition for those looking to continue the existing lease.

Built in 2019

Essential Information

MLS® #	A2102153
Price	\$2,649,900
Sold Price	\$2,600,000
Bathrooms	0.00
Acres	0.00
Year Built	2019
Type	Commercial
Sub-Type	Industrial
Status	Sold

Community Information

Address	18a And 18b, 721072 Range Road 53
Subdivision	Crossroads 53 South
City	Rural Grande Prairie No. 1, County of
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T8X 0N5

Additional Information

Date Listed	January 22nd, 2024
Date Sold	August 21st, 2024
Days on Market	212
Zoning	RM-2
HOA Fees	0.00

Listing Details

Listing Office	Sutton Group Grande Prairie Professionals
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