

\$3,450,000 - 46, 721072 Range Road 53, Rural Grande Prairie No. 1, County of

MLS® #A2123720

\$3,450,000

0 Bedroom, 0.00 Bathroom,
Commercial on 4.97 Acres

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

This 16,613 SF shop was completed in 2019 and sits on a fully fenced and graveled 4.97 acre lot with two approaches both with electric security gates. The shop offers five 110' bays and one half bay/parts room with a wash-bay at the far end. Air lines and pressure washer are plumbed throughout the shop. There are 6 offices on the main floor with two washrooms. The upstairs drivers lounge has two private three piece washroom with changing area and large comfortable lunchroom. All areas including main office, shop, wash-bay and drivers lounge have the ability to be closed and accessed by code after hours. This shop is set up properly and ready for any company looking to operate efficiently in their own space today. The subject property is also available for lease at \$18.50/sq ft NNN. This is a must-see, to book a showing call your Commercial Realtor® today.

Built in 2018

Essential Information

MLS® #	A2123720
Price	\$3,450,000
Sold Price	\$3,250,000
Bathrooms	0.00
Acres	4.97



Year Built	2018
Type	Commercial
Sub-Type	Industrial
Status	Sold

Community Information

Address	46, 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	April 29th, 2024
Date Sold	August 14th, 2024
Days on Market	107
Zoning	RM-2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Grande Prairie
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