

\$995,000 - 44053 Highway 43, Rural Grande Prairie No. 1, County of

MLS® #A2155555

\$995,000

0 Bedroom, 0.00 Bathroom,
Commercial on 9.18 Acres

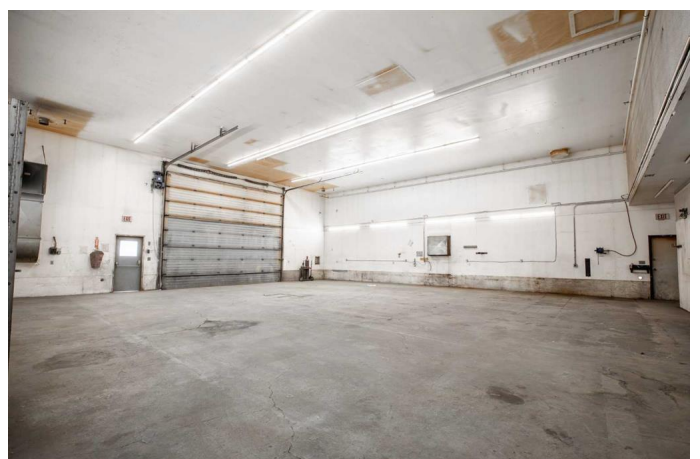
NONE, Rural Grande Prairie No. 1, County of,
Alberta

9.81 ACRES OF PRIME HIGHWAY FRONTAGE WITH LARGE SHOP, GARAGES AND COVERALL BUILDING! This property is completely turn key and the possibilities are endless. To start with the yard, at almost 10 acres of highway frontage, is completely secured with fence around, and 2 large rolling gates. Yard is gravelled, with solid hardscapes through out. Property Features a large 5000 sqft shop, that is perfectly set up for a welding shop, fabrication, auto body, mechanical, pipeline, and so many more possibilities. Shop features main shop area + additional bay, parts/storage rooms, spray room + a fully furnished office. Property also features 2 additional storage garages + large coverall building. Fully turn key as is, many subdivision possibilities, or keep existing shop setup and build a new one down the road. So many possibilities on a very RARE highway frontage location!

Built in 1957

Essential Information

MLS® #	A2155555
Price	\$995,000
Sold Price	\$825,000
Bathrooms	0.00



Acres	9.18
Year Built	1957
Type	Commercial
Sub-Type	Industrial
Status	Sold

Community Information

Address	44053 Highway 43
Subdivision	NONE
City	Rural Grande Prairie No. 1, County of
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T8X4E6

Additional Information

Date Listed	August 6th, 2024
Date Sold	September 13th, 2024
Days on Market	38
Zoning	RM-2
HOA Fees	0.00

Listing Details

Listing Office	Grassroots Realty Group Ltd.
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