

# **\$4,425,000 - 721072 Range Road 53, Rural Grande Prairie No. 1, County of**

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MLS® #A2158826

**\$4,425,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 9.93 Acres

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

This 17,448 SF shop was completed in 2017 and sits on a fully fenced and partially graveled 9.93-acre lot with over 250 meters of frontage onto Highway 43. The shop offers four 100' bays including a drive-thru wash-bay as well as a 75' stub bay with a parts room at the far end. The 9.93 Ac lot offers yard lights, two automatic gate openers and two outbuildings. The building is being sold with two Hotsy pressure washers and the plumbed-in air compressor. The building is set up to operate with one or two tenants, with separate utility meters and HVAC for both halves and in-floor heat throughout the shop. The main shop space offers a 10-ton crane spanning 50' with approximately a 21' hook height, while the shorter stub bay offers two fixed 1-ton cranes. There is plenty of office space with a reception area on the main floor and a lunchroom with two additional offices and a storage area upstairs. This shop is owner-occupied with a strong tenant in half of the building and a signed lease until Sept. 30, 2027, that has no intentions of leaving. The subject property is also available for lease at \$22.00/sq ft NNN. This is a must-see, to book a showing call your Commercial Realtor® today.

Built in 2017



## Essential Information

|            |             |
|------------|-------------|
| MLS® #     | A2158826    |
| Price      | \$4,425,000 |
| Bathrooms  | 0.00        |
| Acres      | 9.93        |
| Year Built | 2017        |
| Type       | Commercial  |
| Sub-Type   | Industrial  |
| Status     | Active      |

## Community Information

|             |                                       |
|-------------|---------------------------------------|
| Address     | 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    | August 26th, 2024 |
| Days on Market | 381               |
| Zoning         | RM-2              |

## Listing Details

|                |                       |
|----------------|-----------------------|
| Listing Office | RE/MAX Grande Prairie |
|----------------|-----------------------|

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