

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

---

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	328
Zoning	RM-2

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.