

\$22 - 82, 722040 Range Road 51, Rural Grande Prairie No. 1, County of

MLS® #A2212810

\$22

0 Bedroom, 0.00 Bathroom,
Commercial on 5.02 Acres

Hawker Industrial Park, Rural Grande Prairie
No. 1, County of, Alberta

An incredible opportunity to lease approximately 10,140 SF of precast concrete shop space on a 5.02-acre graveled and fenced site, with shared yard access. This immaculate building offers 8,140 SF of shop space with 33'™ ceiling heights to the bottom of the truss, featuring five 16'™W x 18'™H overhead doors, a 110' clear span bay with two drive-through options, engineered air, and municipal water. The reinforced concrete slab is engineered and crane-ready. Included with the lease is 2,000 SF of office space laid out over two floors, thoughtfully designed with 6 offices, a lunchroom, and 3 washrooms—ideal for a single user or open the shop wall and lease both sides for a total of 20,240 SF. The site features a paved parking area, a fenced perimeter, yard lighting, compacted gravel, and multiple access points. For more information or to schedule a viewing, contact your local Commercial Realtor®.



Built in 2018

Essential Information

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|-----------|----------|
| MLS® # | A2212810 |
| Price | \$22 |
| Bathrooms | 0.00 |
| Acres | 5.02 |

| | |
|------------|------------|
| Year Built | 2018 |
| Type | Commercial |
| Sub-Type | Industrial |
| Status | Active |

Community Information

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|-------------|---------------------------------------|
| Address | 82, 722040 Range Road 51 |
| Subdivision | Hawker Industrial Park |
| City | Rural Grande Prairie No. 1, County of |
| County | Grande Prairie No. 1, County of |
| Province | Alberta |
| Postal Code | T8X 0T1 |

Additional Information

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| Date Listed | April 22nd, 2025 |
| Days on Market | 15 |
| Zoning | RM-2 |

Listing Details

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| Listing Office | RE/MAX Grande Prairie |
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