

\$1,197,500 - 70008 720 Township Road, Grande Prairie

MLS® #A2248098

\$1,197,500

0 Bedroom, 0.00 Bathroom,
Commercial on 10.01 Acres

NONE, Grande Prairie, Alberta

Run Your Business and Live On-Site!

This versatile 10-acre property offers the perfect blend of work and home life. The 60' x 30' commercial shop is fully equipped with a 5-ton crane, Hotsy, air compressor with airlines, in-floor heating, and even a washer/dryer. The shop features a 16' overhead door, 20' ceilings, and everything you need to operate efficiently.

The attached office/living quarters provide flexibility for your lifestyle or business needs. On the main floor, you'll find an open office area, one bedroom (or office) without a closet, two half baths, and a kitchen complete with fridge, stove, microwave, and patio doors. Upstairs, enjoy a spacious living area, one bedroom, and a full bathroom.

Located just west of Grande Prairie between Hwy 43 and the Hwy 43X bypass, this property offers excellent accessibility. As a bonus, only 3 acres are taxed as commercial, with the remainder taxed at farmland rates. More pictures of shop interior coming. Property is currently leased month to month.

Built in 2009

Essential Information

MLS® #	A2248098
Price	\$1,197,500
Bathrooms	0.00
Acres	10.01



Year Built	2009
Type	Commercial
Sub-Type	Mixed Use
Status	Active

Community Information

Address	70008 720 Township Road
Subdivision	NONE
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8X4K4

Interior

Heating	Central, High Efficiency, In Floor, Forced Air, Boiler, Propane
Cooling	None

Exterior

Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, Mixed
Foundation	Poured Concrete, Slab

Additional Information

Date Listed	August 12th, 2025
Days on Market	54
Zoning	CR5

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.