

**70008 720 Township Road  
Grande Prairie, Alberta**

**MLS # A2248098**



**\$1,197,500**

**Division:** NONE

**Type:** Mixed Use

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 3,526 sq.ft.

**Zoning:** CR5

**Heating:** Boiler, Central, High Efficiency, In Floor, Forced Air, Propane

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** Asphalt Shingle

**Utilities:** -

**Exterior:** Mixed, Vinyl Siding, Wood Frame

**Parking:** -

**Water:** -

**Lot Size:** 10.01 Acres

**Sewer:** -

**Lot Feat:** -

**Inclusions:** 5 ton overhead crane, hotsy pressure washer, air compressor, air lines, coverall building, 12 rack pallet system, fridge, stove, microwave, washer, dryer,

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.