

**722080 Rge Rd 53**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2122090**



**\$7,500 per month**

**Division:** NONE  
**Type:** Industrial  
**Bus. Type:** -  
**Sale/Lease:** For Lease  
**Bldg. Name:** -  
**Bus. Name:** -  
**Size:** 6,000 sq.ft.  
**Zoning:** rm2

**Heating:** Overhead Heater(s), Forced Air, Natural Gas  
**Floors:** -  
**Roof:** Metal  
**Exterior:** Concrete, Wood Frame  
**Water:** -  
**Sewer:** -  
**Inclusions:** none

**Addl. Cost:** -  
**Based on Year:** -  
**Utilities:** -  
**Parking:** -  
**Lot Size:** -  
**Lot Feat:** -

\$7500/ month plus TRIPLE NET-( ALSO FOR SALE) 6000 sqft shop with two 90' drive-through bays, 1200 sqft of offices aprox 3 acres graveled yard, 14.77 acres total so yard could be expanded for additional \$\$, zoned rm2 located a couple of minutes from Grande Prairie just a mile north of HWY 43 on Range Road 53. Bonus 1216 sqft 3 bed 2 bath mobile home. The shop is just over 10 years old and features sumps in the bays, four 14' wide by 16' high overhead doors, 20' ceilings, overhead infrared heat, 32mpa concrete, 3.5 acres are graveled and there is another 10 acres of land that could be developed for extra yard space. The office space consists to a reception area, 2 offices and a bathroom on the main level. Upstairs there is a large lunchroom/boardroom area and 2 large offices. The current tenant will leave with 30 days notice so quick possession can be maintained. This shop has a full perimeter concrete foundation, wood frame walls, and a tin roof. If you are looking for industrial space with room for your business to grow this affordable shop space with extra land included is an excellent option.