

**713064 Range Road 65
Grande Prairie, Alberta**

MLS # A2189767



\$2,700,000

Division: Mountview Business Park

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 10,800 sq.ft.

Zoning: RM-1

Heating: Natural Gas

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 4.52 Acres

Sewer: -

Lot Feat: -

Inclusions: NA

10,800 Square foot shop available for sale in Mountview Business Park. Main Shop Building has 6,800 sq ft of shop space and 3,700 sq ft of office and also a mezzanine for storage. There is also a 3,200 Sq Ft cold storage building. Office Area features built-in furniture & a 7.5 ton Carrier RTU (Roof Top Unit for Heat & Cooling System). Shop has 6 - 14' x 16' Overhead doors. Addition has 2 - 16' x 16' Overhead doors. 3 ton Kone Crane #9327. 600 Amp service with 208 volt & 480 volt 3 Phase Power. 1 - Dynablast pressure washer Model # 4203-1 S/N 902051-5228. Pressure tank, jet pump, 300 gallon holding tank. 2 - Re Verber Ray Radiant tube heaters. Building has its own well, Novatek Carbon Filter water system, Wellrite pressure tank M/N WR260R. The property also has its own new septic system. It is a 2,400 gallon holding tank for the building, shop and sumps. The yard has a chain-link fence and is finished for industrial use. All on 4.52 acres.