

**41, 61027 Hwy 672
Rural Grande Prairie No. 1, County of, Alberta**

MLS # A2200435



\$16,500,000

Division: Emerson Trail Industrial Park

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: Oculus

Bus. Name: -

Size: 20,837 sq.ft.

Zoning: Highway Industrial

Heating: Natural Gas

Floors: -

Roof: -

Exterior: Concrete, Metal Frame

Water: -

Sewer: -

Inclusions: n/a

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: 75.84 Acres

Lot Feat: -

This expansive 75-acre commercial property offers a strategic location and comprehensive infrastructure to meet a variety of business needs. Located with prime access and frontage to Highway 2, and quick connections to Highway 672 and Highway 43, this property is ideal for industrial, logistics, or manufacturing operations. **Property Highlights:** Main Building (~21,000 sq. ft.): Built in 2014, the main building features over 13,800 sq. ft. of shop space, 5,600 sq. ft. of office space, and a convenient storage mezzanine. Shop has 4 x 100' drive through bays and 1 100' drive through wash bay. Office main floor has 4 spacious offices, a dispatcher room, large lunch room and reception. Upstairs are 6 more offices, another dispatcher room, and a board room. Two Additional Shops (approximately 6000 sq ft combined): These fully equipped, standalone shops provide additional space for operations, complementing the main facility. There is a powered hitching post that is about 800 feet long for plugging trucks in. Rail Spur (4,800 feet.): A dedicated rail spur offers seamless rail access that is TDG certified for shipping and receiving, connecting you to major routes and providing efficient logistics solutions. 28 Acres of Pipe Yard: The expansive pipe yard offers versatile storage and handling options for industrial materials. Well-Graveled Site: About 50 acres of the site is fully gravelled, offering superior access and usability year-round. Security & Safety: The property is enclosed with chain-link fencing, and yard lights mounted on metal standards ensure security and visibility at all times. This property offers unmatched flexibility with its vast acreage, top-tier infrastructure, and exceptional access to major transportation routes. With rail and highway access, it is the ideal location for industrial or logistics-focused businesses. Contact us today to schedule a tour and explore the potential of this

remarkable industrial property!