

**82, 722040 Range Road 51**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2151874**



**\$4,850,000**

**Division:** Hawker Industrial Park

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 20,280 sq.ft.

**Zoning:** RM-2

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** 5.02 Acres

**Sewer:** -

**Lot Feat:** -

**Inclusions:** n/a

An incredible 20,280 SF precast concrete shop on a 5.02-acre graveled and fenced site. This immaculate building boasts 16,280 SF of shop space with 33' ceiling heights to the bottom of the truss, divided into two clear span bays of 8,140 SF on each half. Both sides feature five 16'W x 18'H overhead doors, three 110' bays with two drive-through bays, engineered air and municipal water. The reinforced concrete slab is engineered and crane ready. Complementing the shop is a 4,000 SF office space laid out over two floors, and designed for both single or dual tenancy, with each side mirroring the other and offering 6 offices, a lunchroom, with 3 washrooms. The site includes a fenced perimeter, paved parking area, yard lighting, compacted gravel and four approaches. Available for purchase, with the option for additional neighboring land of 5, 10, or 15 acres if required. To book a showing or for more information call your local Commercial Realtor.