

# \$2,600,000 - 705071 Range Road 61, Rural Grande Prairie No. 1, County of

MLS® #A2061999

**\$2,600,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 10.88 Acres

Minhas Industrial Park, Rural Grande Prairie  
No. 1, County of, Alberta

INVESTMENT OPPORTUNITY. This shop has a Tenant that has just renewed their lease until 2025. 10,500 Square foot shop available for sale in Minhas Industrial Park south of the city. 10.88 acre fenced, graveled and landscaped lot!!! Powered parking around the building. 30' x 40' cold storage shop, that is insulated and has power and a 14' overhead door. The main shop has a main floor area of 9,000 square feet and a second floor that is 1,500 square feet. There is a 675 square foot unfinished mezzanine in the shop area. The office areas have had updates in the past few years and include vinyl plank flooring, paint and LED lighting. The office area has air conditioning. The shop has a 22' ceiling and 4 - 16' x 16' overhead doors and 1 - 16' x 18' overhead door. There is a 5 ton crane in the shop and a pressure washer. 400 amp, 3 phase power. The zoning is RM-2, which is Rural Medium Industrial.

Built in 1995

## Essential Information

MLS® #	A2061999
Price	\$2,600,000
Bathrooms	0.00
Acres	10.88



Year Built	1995
Type	Commercial
Sub-Type	Industrial
Status	Active

### **Community Information**

Address	705071 Range Road 61
Subdivision	Minhas Industrial Park
City	Rural Grande Prairie No. 1, County of
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T8W 5A8

### **Additional Information**

Date Listed	June 27th, 2023
Days on Market	646
Zoning	RM-2

### **Listing Details**

Listing Office	RE/MAX Grande Prairie
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