

# \$4,850,000 - 82, 722040 Range Road 51, Rural Grande Prairie No. 1, County of

MLS® #A2151874

**\$4,850,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 5.02 Acres

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

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' x 18' 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®.



Built in 2018

## Essential Information

MLS® #	A2151874
Price	\$4,850,000
Bathrooms	0.00
Acres	5.02

Year Built	2018
Type	Commercial
Sub-Type	Industrial
Status	Active

### **Community Information**

Address	82, 722040 Range Road 51
Subdivision	Hawker Industrial Park
City	Rural Grande Prairie No. 1, County of
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T8X 0T1

### **Additional Information**

Date Listed	July 29th, 2024
Days on Market	250
Zoning	RM-2

### **Listing Details**

Listing Office	RE/MAX Grande Prairie
----------------	-----------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.