

# \$23,000,000 - 41, 61027 Hwy 672, Rural Grande Prairie No. 1, County of

MLS® #A2200435

**\$23,000,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 75.84 Acres

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

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.

**Tank Farm:** The property includes a fully equipped tank farm with 96 tanks, ideal for businesses requiring large-scale storage.

**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 graveled, 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!

Built in 2014

### **Essential Information**

MLS® #	A2200435
Price	\$23,000,000
Bathrooms	0.00
Acres	75.84
Year Built	2014
Type	Commercial
Sub-Type	Industrial
Status	Active

### **Community Information**

Address	41, 61027 Hwy 672
---------	-------------------

Subdivision	Emerson Trail Industrial Park
City	Rural Grande Prairie No. 1, County of
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T0H 3C0

### **Interior**

Heating	Natural Gas
---------	-------------

### **Exterior**

Construction	Concrete, Metal Frame
Foundation	Poured Concrete, Slab

### **Additional Information**

Date Listed	March 10th, 2025
Days on Market	22
Zoning	Highway Industrial

### **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.