

# \$8,550,000 - 24 & 36, 713068 Range Road 65, Grande Prairie

MLS® #A2012334

**\$8,550,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 5.82 Acres

Mountview Business Park, Grande Prairie,  
Alberta

This incredible 38,513 square foot steel framed and concrete block fabrication shop is situated on two titled lots totaling 5.82 acres. With a footprint of 31,224 square feet on the main floor, the building offers 26,920 SF of shop, storage and mechanical space, a ceiling height of 32' in the main warehouse, with four 5 ton cranes scattered throughout and 4,304 SF of immaculate office space. In addition to the main floor there is 7,289 SF of second floor office, board room and a training room area which ensures this property provides the space that any large operation would need. The auxiliary building is a functional 3,540 SF pole frame storage building tucked into the west portion of the graveled and fenced yard. This is a must see for any company entering or expanding their operations in the Grande Prairie area. Call the listing Realtor® for more information or to book a showing today.

Built in 2015

## Essential Information

MLS® #	A2012334
Price	\$8,550,000
Bathrooms	0.00
Acres	5.82
Year Built	2015



Type	Commercial
Sub-Type	Industrial
Status	Active

### **Community Information**

Address	24 & 36, 713068 Range Road 65
Subdivision	Mountview Business Park
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8W 5E7

### **Interior**

Heating	Forced Air, Make-up Air, Natural Gas, Radiant
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### **Exterior**

Construction	Metal Frame
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### **Additional Information**

Date Listed	November 17th, 2022
Days on Market	1029
Zoning	RM-1

### **Listing Details**

Listing Office	RE/MAX Grande Prairie
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