

**70008 Township Rd 720  
Grande Prairie, Alberta**

**MLS # A2172229**



**\$1,300,000**

**Division:** NONE  
**Type:** Mixed Use  
**Bus. Type:** -  
**Sale/Lease:** For Sale  
**Bldg. Name:** -  
**Bus. Name:** -  
**Size:** 3,528 sq.ft.  
**Zoning:** RCRSA

<b>Heating:</b> -	<b>Addl. Cost:</b> -
<b>Floors:</b> -	<b>Based on Year:</b> -
<b>Roof:</b> -	<b>Utilities:</b> -
<b>Exterior:</b> -	<b>Parking:</b> -
<b>Water:</b> -	<b>Lot Size:</b> -
<b>Sewer:</b> -	<b>Lot Feat:</b> -

**Inclusions:** 5 TON CERTIFIED OVERHEAD CRANE  
HOTSY PRESSURE WASHER  
12 RACK PALLET RACK SYSTEM

Commercial with residential living on 10.1 acres in City limits. 3rd party appraisal available. Built in 2009, 3528 sq/ft 30x60 bay with 21' ceiling, 16x16 powered overhead door, metal lined walls for easy cleaning, concrete hardy plank siding, 2x8 construction in shop 2x6 in office area. 5Ton (Stahl) overhead crane, Hotsy pressure washer, Roto-phase for 3-phase power voltage converter 20 HP. 2-year-old boiler with two zones in floor heating on lower levels. Upper level has furnace heat. Upper and lower levels have 9' ceilings. Reception area, 2 offices, 2 1/2 bathrooms and full kitchen with patio. Second floor living area, bedroom, or boardroom and office, 4-piece bathroom. 1880 sq. Tarp shed with 12 pallet rack system. 2 acers of compacted gravel. Large dugout. Well water, septic on a pump out, propane heat but gas at property line.