

# \$22 - 82, 722040 Range Road 51, Rural Grande Prairie No. 1, County of

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MLS® #A2212810

**\$22**

0 Bedroom, 0.00 Bathroom,  
Commercial on 5.02 Acres

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

An incredible opportunity to lease approximately 10,140 SF of precast concrete shop space on a 5.02-acre graveled and fenced site, with shared yard access. This immaculate building offers 8,140 SF of shop space with 33'™ ceiling heights to the bottom of the truss, featuring five 16'™W x 18'™H overhead doors, a 110' clear span bay with two drive-through options, engineered air, and municipal water. The reinforced concrete slab is engineered and crane-ready. Included with the lease is 2,000 SF of office space laid out over two floors, thoughtfully designed with 6 offices, a lunchroom, and 3 washrooms—ideal for a single user or open the shop wall and lease both sides for a total of 20,240 SF. The site features a paved parking area, a fenced perimeter, yard lighting, compacted gravel, and multiple access points. For more information or to schedule a viewing, contact your local Commercial Realtor®.



Built in 2018

## Essential Information

|           |          |
|-----------|----------|
| MLS® #    | A2212810 |
| Price     | \$22     |
| 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    | April 22nd, 2025 |
| Days on Market | 200              |
| Zoning         | RM-2             |

### **Listing Details**

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

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