

\$7,000,000 - 60073 Township Road 730, Rural Grande Prairie No. 1, County of

MLS® #A2243363

\$7,000,000

0 Bedroom, 0.00 Bathroom,
Commercial on 20.14 Acres

NONE, Rural Grande Prairie No. 1, County of,
Alberta

This impressive 32,386 SQ. FT. industrial building is situated on 20.14 ACRES with UNBEATABLE HIGHWAY VISIBILITY and just minutes from city limits. Designed for heavy equipment and ample storage, the site is fully fenced, landscaped, and features an expansive graveled yard with excellent drainage. Built from durable block and mortar, this facility is designed to last and to support seamless onsite business operations. Services include a private well and septic system. The shop is equipped with 2 OVERHEAD CRANES—one 5-ton and one 10-ton—and (5) x 90 FT. DRIVE-THRU BAYS, including 2 WASH BAYS WITH BUILT-IN HOTSYS SYSTEMS. 8.5 BAYS in total, including service bays with mezzanine storage. Radiant heat and an engineered air make-up system provide consistent comfort throughout, with multiple oversized overhead doors: (4) 18x20, (2) 18x18, (6) 18x16, and (1) 14x12. With plenty of room for admin, the two-storey workspace provides over 20 OFFICES, most of them executive-sized and offering stunning southwest views. Key areas include a welcoming front reception, parts rooms, locker room with shower, multiple washrooms, a staff lunchroom, and a spacious boardroom with dry bar. Natural light fills the common areas, and one office connects directly to the shop for optimal workflow. This property is as practical



as it is impressive! With abundant parking, storage, excellent visibility and ease of highway access, it offers everything needed for an efficient, large-scale operation. VACANT POSSESSION AVAILABLE JAN 1/26. ALSO FOR LEASE (See MLS A2248777 - BASIC RENT =\$15/SQ. FT. + ADDITIONAL RENT=\$3.94/SQ.FT. (TRIPLE NET LEASE) - For more information or to arrange a private showing , contact your Commercial Realtor® today! Click on MULTIMEDIA for additional photos, video and more!

Built in 2005

Essential Information

MLS® #	A2243363
Price	\$7,000,000
Bathrooms	0.00
Acres	20.14
Year Built	2005
Type	Commercial
Sub-Type	Industrial
Status	Active

Community Information

Address	60073 Township Road 730
Subdivision	NONE
City	Rural Grande Prairie No. 1, County of
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T8V 3A7

Interior

Heating	Forced Air, Natural Gas, Radiant
---------	----------------------------------

Exterior

Lot Description	Landscaped
Construction	Brick, Concrete

Additional Information

Date Listed	August 8th, 2025
Days on Market	90
Zoning	RM-4

Listing Details

Listing Office	Grassroots Realty Group Ltd.
----------------	------------------------------

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.