



DJ Golden
REAL ESTATE

780-897-4003
dj@djgolden.com

70008 720 Township Road
Grande Prairie, Alberta

MLS # A2248098



\$1,197,500

Division:	NONE
Type:	Mixed Use
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	3,526 sq.ft.
Zoning:	CR5

Heating:	Boiler, Central, High Efficiency, In Floor, Forced Air, Propane
Floors:	-
Roof:	Asphalt Shingle
Exterior:	Mixed, Vinyl Siding, Wood Frame
Water:	-
Sewer:	-

Addl. Cost:	-
Based on Year:	-
Utilities:	-
Parking:	-
Lot Size:	10.01 Acres
Lot Feat:	-

Inclusions: 5 ton overhead crane, hotsy pressure washer, air compressor, air lines, coverall building, 12 rack pallet system, fridge, stove, microwave, washer, dryer,

Run Your Business and Live On-Site! This versatile 10-acre property offers the perfect blend of work and home life. The 60' x 30' commercial shop is fully equipped with a 5-ton crane, Hotsy, air compressor with airlines, in-floor heating, and even a washer/dryer. The shop features a 16' overhead door, 20' ceilings, and everything you need to operate efficiently. The attached office/living quarters provide flexibility for your lifestyle or business needs. On the main floor, you'll find an open office area, one bedroom (or office) without a closet, two half baths, and a kitchen complete with fridge, stove, microwave, and patio doors. Upstairs, enjoy a spacious living area, one bedroom, and a full bathroom. Located just west of Grande Prairie between Hwy 43 and the Hwy 43X bypass, this property offers excellent accessibility. As a bonus, only 3 acres are taxed as commercial, with the remainder taxed at farmland rates. More pictures of shop interior coming. Property is currently leased month to month.