# \$2,300,000 - 785001 Twp Rd 785a, Rural Spirit River No. 133, M.D. of

MLS® #A2228251

\$2,300,000

0 Bedroom, 0.00 Bathroom, Commercial on 0.00 Acres

NONE, Rural Spirit River No. 133, M.D. of, Alberta

This well maintained shop is at the cross roads of 2 main hi ways, and is well set up and ready for your business. 10,795 sf shop consisting of 4 drive through bays with floor drains, including wash bay and welding bay. 3 have 18 ft doors, and 1 has 16 ft overhead door. You have 30 ft ceilings in the shop and 10 tonne crane, Huge air compressor and sliding doors to separate the welding bay, as well as 3 phase power. Mens washroom off bay has shower. There are 3 parts rooms as well. You have large modern reception, office area and kitchen on the main floor, and more offices, locker room, lunch room and storage rooms on the mezzanine. There is radiant heat and furnace for the office area. Water is dugout and 3000 gallon cistern. There 2 septic tanks, one for sump, and one for sewer. The fenced yard site is well graveled with cement parking pad on 2 sides of the shop. property is 91.61 acres, about 72 are farm land, 14 bush, and approximately 6 acre yard site. manufactured homes are conditionally sold. Call for more info today

Built in 2005

#### **Essential Information**

MLS® # A2228251 Price \$2,300,000







Bathrooms 0.00 Acres 0.00 Year Built 2005

Type Commercial
Sub-Type Industrial
Status Active

## **Community Information**

Address 785001 Twp Rd 785a

Subdivision NONE

City Rural Spirit River No. 133, M.D. of

County Spirit River No. 133, M.D. of

Province Alberta

Postal Code T0H 3A0

#### **Additional Information**

Date Listed June 5th, 2025

Days on Market 139

Zoning Ag Industrial

## **Listing Details**

Listing Office Sutton Group Grande Prairie Professionals

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