

# \$1,099,000 - 70008 720 Township Road, Grande Prairie

MLS® #A2248098

**\$1,099,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 10.01 Acres

NONE, Grande Prairie, Alberta

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.

Built in 2009

## Essential Information

|           |             |
|-----------|-------------|
| MLS® #    | A2248098    |
| Price     | \$1,099,000 |
| Bathrooms | 0.00        |
| Acres     | 10.01       |



|            |            |
|------------|------------|
| Year Built | 2009       |
| Type       | Commercial |
| Sub-Type   | Mixed Use  |
| Status     | Active     |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 70008 720 Township Road |
| Subdivision | NONE                    |
| City        | Grande Prairie          |
| County      | Grande Prairie          |
| Province    | Alberta                 |
| Postal Code | T8X4K4                  |

### Interior

|         |                                                                 |
|---------|-----------------------------------------------------------------|
| Heating | Central, High Efficiency, In Floor, Forced Air, Boiler, Propane |
| Cooling | None                                                            |

### Exterior

|              |                                 |
|--------------|---------------------------------|
| Roof         | Asphalt Shingle                 |
| Construction | Mixed, Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete, Slab           |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 12th, 2025 |
| Days on Market | 74                |
| Zoning         | CR5               |

### Listing Details

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

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