

# \$22 - B, 721072 Range Road 53, Rural Grande Prairie No. 1, County of

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MLS® #A2239949

**\$22**

0 Bedroom, 0.00 Bathroom,  
Commercial on 4.67 Acres

Crossroads 53 South, Rural Grande Prairie  
No. 1, County of, Alberta

For Lease. 8,000 Square foot duplex shop on 4.67 acres. This shop consists of 7,100 square feet of shop space with 3 - 100' pull through bays accessed by 6 - 16' by 16' overhead doors and 900 square feet of office. The office area is made up of three offices, mechanical room and three piece bathroom. The space has it's own 3500 gallon septic tank and shared well. The location offers quick access and incredible visibility to Highway 43, meaning you can get 20,000 vehicles per day seeing your business without having to pay for additional advertising. Grande Prairie will know where your business is located. Call your Commercial Realtor® today to view.

Built in 2014

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2239949   |
| Price      | \$22       |
| Bathrooms  | 0.00       |
| Acres      | 4.67       |
| Year Built | 2014       |
| Type       | Commercial |
| Sub-Type   | Industrial |
| Status     | Active     |

## Community Information



|             |                                       |
|-------------|---------------------------------------|
| Address     | B, 721072 Range Road 53               |
| Subdivision | Crossroads 53 South                   |
| City        | Rural Grande Prairie No. 1, County of |
| County      | Grande Prairie No. 1, County of       |
| Province    | Alberta                               |
| Postal Code | T8X 0N5                               |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 15th, 2025 |
| Days on Market | 34              |
| Zoning         | RM-2            |

### **Listing Details**

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

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