

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

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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. The two 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	39
Zoning	Ag Industrial

### Listing Details

Listing Office	Sutton Group Grande Prairie Professionals
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