

# \$4,400,000 - 50 61027 Highway, Rural Grande Prairie No. 1, County of

MLS® #A2203468

**\$4,400,000**

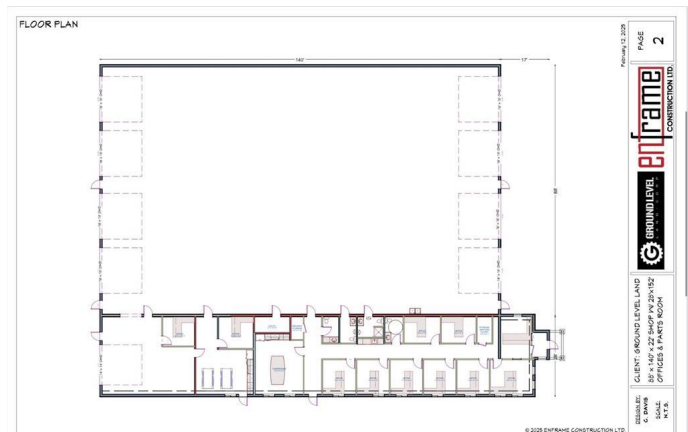
0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Emerson Trail Industrial Park, Rural Grande Prairie No. 1, County of, Alberta

## PRE-SALE PURCHASE OPPORTUNITY.

Introducing the opportunity to create the exact yard, shop & logistics you have been looking for. Ultimate flexibility to design/construct the facility that will best fit your operations.

Current listing offers a 16,000+ sq.ft. Building on 9.05 acre site with 5+/- acres of developed yard space and the option to expand now or later into the additional 4+/- acres. Proposed building layout is as follows: 12,320sq.ft. of shop space including FOUR 140'™ drive-thru bays with 18'™ O.H.D.'™s + 4256sq.ft. of office & shop support area including 8 offices, boardroom, locker room, parts area. Keep in mind the shop & office areas can be purpose built to fit your exact needs. Start to finish construction time on this property can be in the 6-8 month range. The Emerson Trail Industrial area offers great access with paved roads right to your property line, easy highway access in all directions which can help service your clients needs all over the Peace Country. If you need more shop and more land we can make that happen, if you need less shop and more land we can make that happen. No concept won't be looked at, bring your ideas and let's make them a reality. Quality RM-2 zoned properties are in high demand and this rare option allows you full customization to fit your operations. This property is also for lease



@ \$24/sqft + NNN. Call a Commercial Realtor today for additional information and let's build something together.

Built in 2025

Essential Information

|            |             |
|------------|-------------|
| MLS® #     | A2203468    |
| Price      | \$4,400,000 |
| Bathrooms  | 0.00        |
| Acres      | 0.00        |
| Year Built | 2025        |
| Type       | Commercial  |
| Sub-Type   | Industrial  |
| Status     | Active      |

Community Information

|             |                                       |
|-------------|---------------------------------------|
| Address     | 50 61027 Highway                      |
| Subdivision | Emerson Trail Industrial Park         |
| City        | Rural Grande Prairie No. 1, County of |
| County      | Grande Prairie No. 1, County of       |
| Province    | Alberta                               |
| Postal Code | T0H 3C0                               |

Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 19th, 2025 |
| Days on Market | 153              |
| Zoning         | RM-2             |

Listing Details

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

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