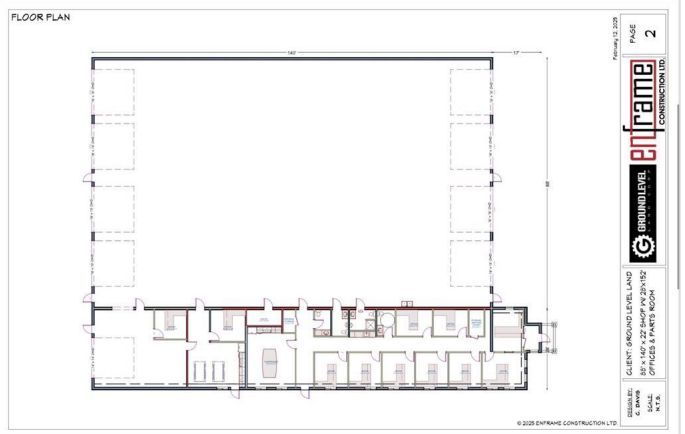
$4,400,000 - 50 61027 Highway, Rural Grande Prairie No. 1, County of

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 140â€™ drive-thru bays with 18â€™ O.H.D.â€™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 wonâ€™t be looked at, bring your ideas and letâ€™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 letâ€™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	89
Zoning	RM-2

Listing Details

Listing Office	RE/MAX Grande Prairie

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