



## 785001 TWP Rd 785A Rural Spirit River No 133 MD of Alberta

\$11

Almost 8 Acres and 4 drive through shop bays and a 10 ton crane on busy highway 2 all for a fraction of replacement cost. 3 bays have 18'x18' automatic overhead doors and 1 bay has 16' x 16' doors. Bays are 83' deep with floor drains. One bay is setup as a wash bay with a Hotsy. The 10 ton crane is useable in 3 of the bays. Building also comes with a compressor and multiple air lines ran. 400 Amps of 3 phase power+ hitching rail with power. Main floor features reception and 2 offices, 2 bathrooms (1 with shower) and a kitchen. Upstairs office is developed with 4 offices a boardroom/kitchen. Offices also have AC. The property is made up 7.9 Acres of well graveled and fenced yard site. Base Rent is \$11,551.83 plus Additional Rent of \$3147.17 for a Total of \$14,699.00 plus GST. Also Available for Sale MLS# A2280546 (id:6769)

Listing Presented By:



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RE/MAX Grande Prairie

<https://www.timblakerealestate.ca/>



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