

# \$3,000 - 713066 Range Road 72, Dimsdale

MLS® #A2199832

**\$3,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 1.00 Acres

Dimsdale Industrial Park, Dimsdale, Alberta

SHOP FOR LEASE 2,880 sq.ft. +/- (48'x60' +/-) Single Tenant Shop. White tin on walls and ceiling, three overhead doors, two electric lift (18'w x 16'h), one at side (10' x 10'), Electrical 225 Amp, 3 PH4W, 600 max volts, hot/cold taps, new washroom fixtures, Radiant heat, Fluorescent Lighting, 1500 gal tank/septic. Sump operates on a float and discharges out into the acreage. Black water goes into a contained unit which, when full, needs to be pumped out

PARKING: Lots of gravel parking, good turning radius, approx. one acre of parking.

NOTE: No storage on East side of Shop

ZONING - CR-1

LOCATION: County of Grande Prairie

GROSS RENT: \$3,000.00 GST (INCLUDES NET COSTS)

UTILITIES: Tenant Pays Power/Gas/Water (septic/cistern)

AVAILABLE: April 1, 2025

SUPPLEMENTS: County of GP Lot plan, Floor Plan

Built in 2010

## Essential Information

MLS® #	A2199832
Price	\$3,000
Bathrooms	0.00
Acres	1.00
Year Built	2010



Type	Commercial
Sub-Type	Industrial
Status	Active

### **Community Information**

Address	713066 Range Road 72
Subdivision	Dimsdale Industrial Park
City	Dimsdale
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T8W 5H9

### **Interior**

Heating	None
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### **Additional Information**

Date Listed	March 6th, 2025
Days on Market	8
Zoning	CR-1

### **Listing Details**

Listing Office	CommVest Realty Ltd.
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