

COURT ORDERED SALE





1,570 SF± MANUFACTURED HOME ON 4.81 AC±

NAI Commercial



#25, 712016 RANGE ROAD 72A | COUNTY OF GRANDE PRAIRIE NO. 1, AB

PROPERTY HIGHLIGHTS

-  **Structures:** This property includes manufactured home (1,570 sq.ft.)
-  **Flexible Application:** Ideal for home-based businesses, and select industrial yards supporting various commercial operations
-  **Location/Access:** Vehicular access available along a gravelled Dimsdale Industrial Park Road along the north/west boundary
-  **Site Coverage Ratio:** At <1% the fenced and partially gravelled 4.81 acre± site is ideal for additional yard or building expansion

VINCENZO CAPUTO MBA, SIOR
Partner
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The information herein is not warranted by the Lender nor should any Purchaser rely solely on this information. Instead, each Purchaser is responsible to conduct its own prudent due diligence as this Court Ordered Sale is offered on an "As is and Where is" basis.



NAI COMMERCIAL REAL ESTATE INC.
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



780 436 7410



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1,570 SF± MANUFACTURED HOME ON 4.81 AC±

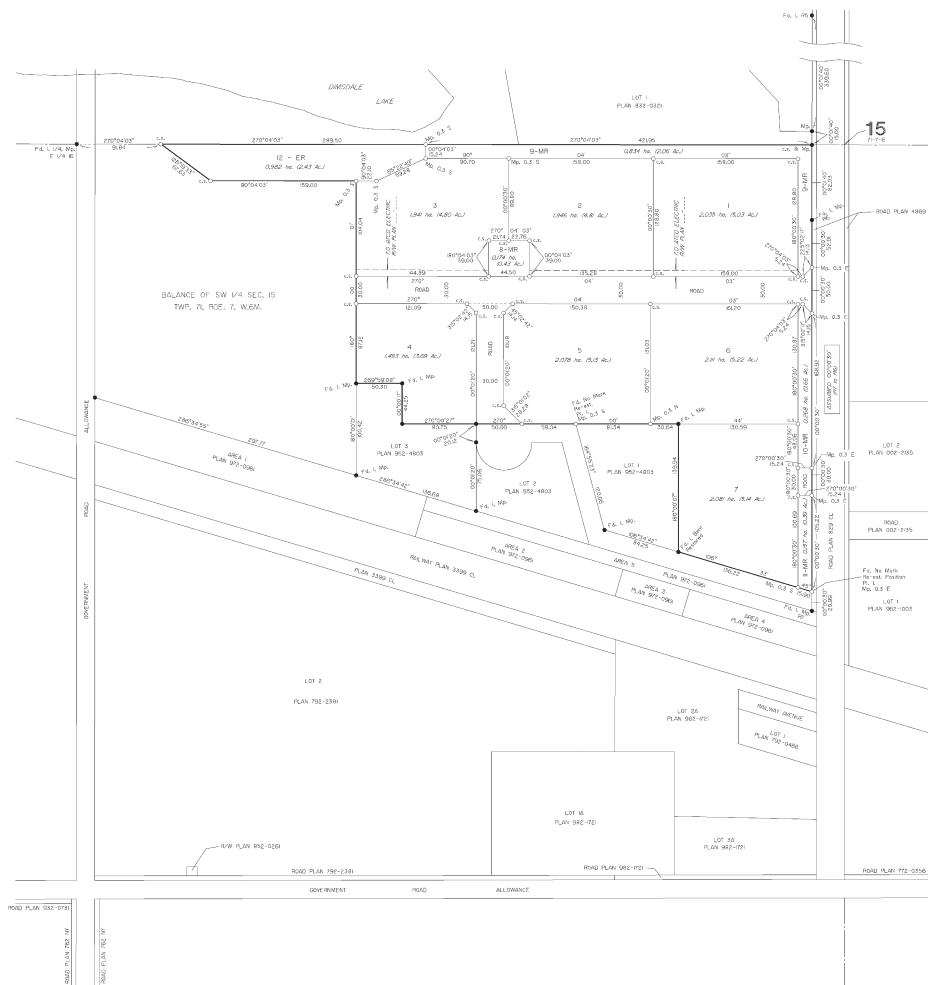
#25, 712016 RANGE ROAD 72A | COUNTY OF GRANDE PRAIRIE NO. 1,

ADDITIONAL INFORMATION

SITE SIZE	4.81 acres±
BUILDING SIZE	1,570 sq.ft.± manufactured home
LEGAL DESCRIPTION	Plan: 0024753 Lot: 2
YEAR BUILT	TBC
SITE COVERAGE	<1%
ZONING	CM - Country Industrial
PROPERTY TAXES (2024 estimate)	\$4,702.95
SALE PRICE	\$400,000 \$375,000
NOTES	All non-fixed chattels, trade fixtures, and equipment located on the Property are expressly excluded from the sale . Only items that are permanently affixed to the Property and form part of the realty shall be included in the transaction.



SITE PLAN



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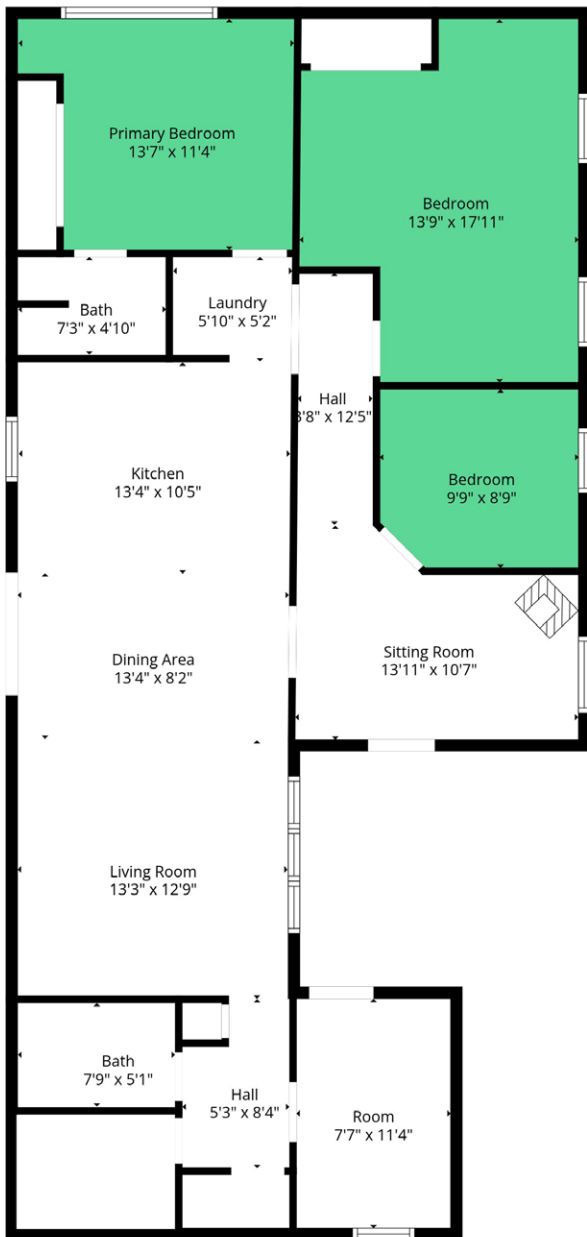
780 436 7410



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7343 VC25

SITE PLAN



Total GLA: 1498 sq. ft | Total: 1498 sq. ft
1st floor: 1498 sq. ft

Measurements Are Calculated By Prop Shot. Deemed Highly Reliable But Not Guaranteed.

