

# \$749,900 - 6, 712016 72a Range, Dimsdale

MLS® #A2234375

**\$749,900**

0 Bedroom, 0.00 Bathroom,  
Commercial on 5.13 Acres

Dimsdale Industrial Park, Dimsdale, Alberta

Incredible value awaits with this 5.13-acre property, complete with a residence and two detached garages. Zoned CM (County Industrial), this versatile property is ideal for running a home-based business or operating a full-scale commercial venture. The residence offers a bright, freshly painted space that's perfect for living or converting into office use. Outside, you'll find two detached garages: one approximately 26x24 and the other 40x30 with 12-foot overhead doors. Both have been recently painted inside and outfitted with new lighting. The yard has been cut, leveled, and is prepped for gravel—materials can be provided by the seller. Large, well-built approaches make this site especially suitable for trucking or equipment operations. Located in Dimsdale, the property offers excellent access to the four-lane highway, making it easy to head in any direction from Grande Prairie. This is a prime opportunity to secure a functional and flexible property in the County of Grande Prairie market. Also available to lease. See MLS A2234378

Built in 1997

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2234375  |
| Price     | \$749,900 |
| Bathrooms | 0.00      |
| Acres     | 5.13      |



|            |            |
|------------|------------|
| Year Built | 1997       |
| Type       | Commercial |
| Sub-Type   | Industrial |
| Status     | Active     |

### **Community Information**

|             |                                 |
|-------------|---------------------------------|
| Address     | 6, 712016 72a Range             |
| Subdivision | Dimsdale Industrial Park        |
| City        | Dimsdale                        |
| County      | Grande Prairie No. 1, County of |
| Province    | Alberta                         |
| Postal Code | T8W5H5                          |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 25th, 2025 |
| Days on Market | 55              |
| Zoning         | CM              |

### **Listing Details**

|                |                              |
|----------------|------------------------------|
| Listing Office | Grassroots Realty Group Ltd. |
|----------------|------------------------------|

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