



**GRASSROOTS**  
REALTY GROUP

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2, 732010 Range Road 62  
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2216251



**\$3,180,000**

**Division:** Emerson Trail Industrial Park

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 9,914 sq.ft.

**Zoning:** RM-2

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** 7.33 Acres

**Sewer:** -

**Lot Feat:** -

**Inclusions:** n/a

This 9,914 SF shop was completed in 2015 and is being offered for sale with approximately a 7.33 acre fenced and graveled yard with cloth, providing plenty of room to grow. The shop offers three 120' drive-thru bays, 3 phase power, and 1,274 SF office space consisting of 4 offices, washrooms, and a reception area. This building is ideal for any growing company and ready for any business looking to operate efficiently in their own space with enough yard space to grow. To book a showing or for more information call your local Commercial Realtor&reg;.