



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687

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2-6361 Township Road 695A  
Grovedale, Alberta

MLS # A2227481



**\$22 per sq.ft.**

Division: NONE

Type: Industrial

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 12,000 sq.ft.

Zoning: M-1

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: Wood Frame

Parking: -

Water: -

Lot Size: 13.42 Acres

Sewer: -

Lot Feat: -

Inclusions: n/a

This 12,000 sq.ft. space, part of a fully demised duplex property, features three 120-foot pull-through bays with six 18'x14' overhead doors, situated on a shared 13.42-acre fenced and graveled lot in Grovedale, directly across from the Firehall. The property includes a 5-ton overhead crane, eight offices, a reception area, a boardroom, and negotiated access to a wash bay. Ideal for businesses operating on the south side of Grande Prairie, this well-equipped and rare find presents an exceptional leasing opportunity. Contact your local Commercial Realtor today for more information or to arrange a tour.