



**GRASSROOTS**  
REALTY GROUP

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**B, 721072 Range Road 53  
Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2239949**



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

**Division:** Crossroads 53 South

**Type:** Industrial

**Bus. Type:** Industrial

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 8,000 sq.ft.

**Zoning:** RM-2

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** Well

**Lot Size:** 4.67 Acres

**Sewer:** Septic Tank

**Lot Feat:** -

**Inclusions:** n/a

For Lease. 8,000 Square foot duplex shop on 4.67 acres. This shop consists of 7,100 square feet of shop space with 3 - 100' pull through bays accessed by 6 - 16' by 16' overhead doors and 900 square feet of office. The office area is made up of three offices, mechanical room and three piece bathroom. The space has it's own 3500 gallon septic tank and shared well. The location offers quick access and incredible visibility to Highway 43, meaning you can get 20,000 vehicles per day seeing your business without having to pay for additional advertising. Grande Prairie will know where your business is located. Call your Commercial Realtor&reg; today to view.