



**9502 154 Avenue**

**MLS # A2253769**

**Rural Grande Prairie No. 1, County of, Alberta**



**\$24 per sq.ft.**

**Division:** NONE

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 8,500 sq.ft.

**Zoning:** -

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** n/a

An exceptional industrial opportunity on 5.37 acres in the County of Grande Prairie. This 8,500 sq. ft. shop, built in 2012, is situated in the McRae Industrial Park with RM-2 zoning, offering excellent access to Highway 43 and the City of Grande Prairie. The building is well laid out with two 100' pull-through bays, and one stub bay, all of which is accessed by five 16' by 16' overhead doors. The building boasts a dedicated wash-bay, an approximately 1,000 sq.ft. mezzanine area and is positioned on the west side of the yard, providing ample functional yard space. Call your Commercial Realtor&copy; today to book a private tour.