



GRASSROOTS
REALTY GROUP

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9502 154 Avenue
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2253825



\$3,500,000

Division: NONE
Type: Industrial
Bus. Type: -
Sale/Lease: For Sale
Bldg. Name: -
Bus. Name: -
Size: 8,500 sq.ft.
Zoning: RM-2

Heating: -	Addl. Cost: -
Floors: -	Based on Year: -
Roof: -	Utilities: -
Exterior: -	Parking: -
Water: -	Lot Size: 5.37 Acres
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© today to book a private tour.