



GRASSROOTS
REALTY GROUP

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8602 111A Street
Grande Prairie, Alberta

MLS # A2257149



\$1,250,000

Division: Richmond Industrial Park

Type: Industrial

Bus. Type: Industrial

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 5,000 sq.ft.

Zoning: IG

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 0.82 Acre

Sewer: -

Lot Feat: -

Inclusions: n/a

A smart, flexible 5,000 sq. ft. industrial building on the south side of Richmond Industrial Park—recently tinned and set on a fully fenced 0.82-acre yard with an automatic gate for secure, convenient access. Featuring four 50' bays, each with a 12' x 16' overhead door, three-phase power, and a functional layout that easily demises into two 2,500 sq. ft. halves, this is an ideal owner-user opportunity to occupy one side and lease the other, or operate end-to-end as a single tenant. Positioned just off 84 Ave, north of Canadian Culverts, with quick connections across the city. Call your Commercial REALTOR® for details or to book a showing today. (Lease Listing: A2257141)