



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

Unit C, 12810 97 B Street  
Grande Prairie, Alberta

MLS # A2259491



**\$2,700 per month**

Division: Northgate

Type: Industrial

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 1,250 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

This well-maintained industrial shop offers 1,250 sq.ft. of main floor space with in-floor heating plus a 500 sq.ft. mezzanine, ideal for additional storage or office use. Featuring 16 ft overhead doors, a fully equipped bathroom, and excellent road exposure with easy access, this property is designed for both functionality and convenience. The yard is fully fenced with secure chain link fencing and an automatic gate, providing strong security for your equipment and vehicles. The spacious yard allows for easy truck movement, outdoor storage, or parking. READY FOR IMMEDIATE POSSESSION. Book your showing on this amazing property today