



GRASSROOTS
REALTY GROUP

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**11491 98 Avenue
Grande Prairie, Alberta**

MLS # A2275559



\$1,500,000

Division: Richmond Industrial Park

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 7,965 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: NA

This is a really nice building. Located on 0.822 acre lot in Richmond Industrial. Large paved, parking lot. Fenced compound. The shop / warehouse has 1 - 12' OH door, 1 - Cross dock with a 10' OH door, 1 - 10' grade OH door. 26' ceiling height. There is a large showroom at the entrance with a reception / service desk area. The office area consists of 3 offices, a board room, kitchenette, copier room, and a large common area set up with bull pen type offices. Zoned IG.