



**GRASSROOTS**  
REALTY GROUP

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12002 106 Avenue  
Grande Prairie, Alberta

MLS # A2280783



**\$19 per sq.ft.**

**Division:** Airport G.P.

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 6,750 sq.ft.

**Zoning:** General Industrial (IG)

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** 2.85 Acres

**Sewer:** -

**Lot Feat:** -

**Inclusions:** n/a

This well-maintained 6,750 sq. ft. industrial shop is situated on 2.85 acres of fully fenced and graveled yard, featuring paved front parking and municipal water. The 60' x 75' shop offers three full-length 60' bays, each equipped with a 16' x 18' overhead door, a designated parts area, and mezzanine storage. Inside, the office layout includes four private offices, a reception area, boardroom, and washroom, designed to support daily operations with functionality and efficiency. The site layout maximizes usability with ample yard space and excellent building placement, making it an ideal fit for a variety of industrial users. Additional Rent: \$4.75 PSF. Contact your Commercial Realtor® for more information or to schedule a tour.