



**9602 108 Street
Grande Prairie, Alberta**

MLS # A2280841



\$2,700,000

Division: Richmond Industrial Park

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 10,526 sq.ft.

Zoning: IG

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 1.19 Acres

Sewer: -

Lot Feat: -

Inclusions: n/a

HIGH-VISIBILITY LOCATION ideal for an industrial retail or service user. This former car dealership features a front showroom, offices, two bathrooms, and a large shop with four overhead doors, along with a paved yard, rooftop HVAC units, and excellent access. Built in 1972 and renovated in 2005, the building is in good working order and positioned in a location that cannot be missed, offering strong exposure and functional warehouse capability.