



9502 117 Street
Grande Prairie, Alberta

MLS # A2296772



\$2,640,000

Division: Richmond Industrial Park

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 10,000 sq.ft.

Zoning: IG

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 1.51 Acres

Sewer: -

Lot Feat: -

Inclusions: NA

10,000 Square foot industrial building on 1.51 acre, corner lot, in Richmond Industrial Park. Prominent exposure along 117 Street. Functional industrial configuration with multiple loading doors, 22' clear height and a well designed site layout with multiple access points. IG (Industrial General) zoning allows a wide range of industrial and service commercial uses including warehousing, contractor shops, equipment servicing, and light manufacturing. 400 AMP 3 Phase Power. Has an additional mezzanine are to add another 3,825 square feet to the usable space area.