



9247 92 Avenue
Grande Prairie, Alberta

MLS # A2303783



\$1,150,000

Division: Resources Industrial Park

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 6,000 sq.ft.

Zoning: IB

Heating: Forced Air, Natural Gas, Radiant

Addl. Cost: -

Floors: -

Based on Year: -

Roof: Asphalt Shingle

Utilities: -

Exterior: Vinyl Siding, Wood Frame

Parking: -

Water: -

Lot Size: 1.20 Acres

Sewer: -

Lot Feat: -

Inclusions: all office furniture is negotiable, sea can in the warehouse is negotiable

Situated on 1.2 acres, this versatile commercial property features a 4,000 sq ft warehouse/shop and a separate 2,000 sq ft office building, all within a fully fenced yard. The warehouse, constructed in 2003 by HWD Construction, offers two 14' x 14' overhead doors with side-mount openers, two man doors, radiant heat, a sump, and updated lighting. The structure is also designed to accommodate a future mezzanine if desired. The office building is well laid out with a reception area, three private offices, a large bullpen workspace, lunchroom, two washrooms, and a live-in suite. The generously sized rooms provide flexibility and can be reconfigured to suit a variety of business needs. Additional features include air conditioning and a rear deck. Recent upgrades include new shingles on both the shop and office buildings. This one checks all the boxes: yard space, shop space & office space. Contact your commercial Realtor to view this desirable property.