



GRASSROOTS
REALTY GROUP

1-833-GPROOTS (477-6687)
aloha@grassrootsrealty.ca

9620 109 Street
Grande Prairie, Alberta

MLS # GP207314



\$3,499,900

Division: Richmond Industrial Park

Type: Industrial

Sale/Lease: Sale

Size: 35,130 sq.ft.

Age: -

Possession: Negotiable

Security: -

Utilities: -

Heating: -

Taxes: -

Floors: -

Condo Fee: -

Roof: -

Lot Fee: -

Exterior: -

Maintenance Fee: -

Water: -

Sewer: -

Site/Influ. Corner Site, Fenced, Gravel Yard, High Traffic Location, Highway Access, Industrial Park, Visual Exposure

Inclusions:

V-100 vertical lathe (roughly \$2Mil+ value at time of purchase), overhead cranes

Huge building on two lots in the heart of the Richmond Industrial Park. Busy road with easy access off 108st/Highway40, a Graveled lot with a fully fenced backyard, +/-25 overhead cranes, front offices were just redone last year, 33820sqft of shop space, 1310sqft of office space plus a 520sqft mezzanine, and many more features. Book a showing with your Commercial REALTOR® today! Building is also for lease on Listing GP207317. Listing agent is related to seller.