



10350 144 Avenue  
Rural Grande Prairie No. 1, County of, Alberta

MLS # A1149440



**\$1,399,000**

**Division:** Highway 43 West Industrial Park

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 6,152 sq.ft.

**Zoning:** RM-2

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** 3.21 Acres

**Sewer:** -

**Lot Feat:** -

**Inclusions:** -

Prime location!!! Lots of storage space on this 3.21 acre, fenced lot in the County and one block from city limits. Includes a 6,152 square foot shop, 2 coverall buildings (3,240 sq ft and 5,040 sq ft) and a 1,000 square foot, fully wired, detached office. The main shop features a mechanical room, wash room, 3 shop areas, , staff area in mezzanine, and an attached coverall. 600 amp electrical in shop. 580 volt power on site with 600 cfm compressor.