

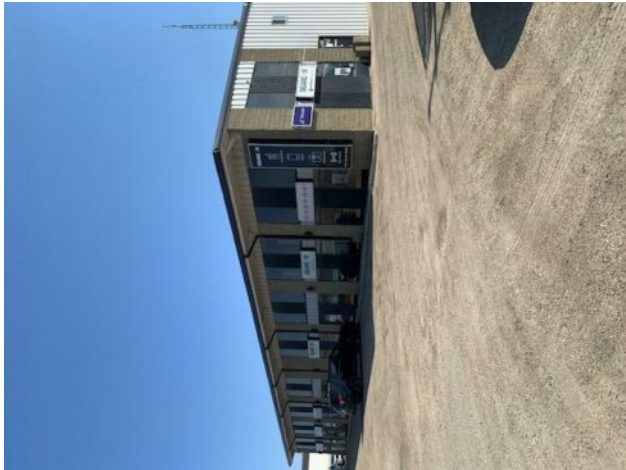


**GRASSROOTS**  
REALTY GROUP

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9620 112 Street  
Grande Prairie, Alberta

MLS # A2041687



**\$2,600,000**

**Division:** Richmond Industrial Park

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 23,408 sq.ft.

**Zoning:** IG

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** 2.07 Acres

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A, property as is, where is.

ATTENTION INVESTORS! Building One now has a 5 year lease in place. This property has 2 buildings on the property with Triple "A" tenants, located in a high traffic area - 11201-01-05-09-11-13-97 Avenue T8V 5N5 and 9620-24-28-112 Street, Gr. Pr., AB. T8V 3B8/T8V 4E7. Building One - 10,010 sq. ft., Office mezzanine - 3,360 sq. ft. and Parts Mezzanine 1,787 sq. ft. for a total of 15,157 sq. ft., 600 amp main service. Building Two - 12,348 sq. ft. on main floor with 896 sq. ft. of mezzanine storage. Roof is metal, 200 amp electric service. 4 - 16 ft. x 14 ft. O.H. doors. some paved area, some graveled yard and chain link fencing. Both buildings of steel and concrete block construction. Call your commercial realtor for more information.