



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**9602 118 Street  
Grande Prairie, Alberta**

**MLS # A2091967**



**\$3,495,000**

**Division:** Centre West Business Park

**Type:** Industrial

**Bus. Type:** Industrial

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 13,340 sq.ft.

**Zoning:** IG

**Heating:** Forced Air, Radiant

**Floors:** -

**Roof:** -

**Exterior:** Metal Frame

**Water:** Public

**Sewer:** Sewer

**Inclusions:** n/a

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** 1.53 Acres

**Lot Feat:** Corner Lot, Near Shopping Center

Incredible shop and office space for sale in the Centre West Business Park. Half the building is currently leased to Clariant Canada Inc., with an additional 6,650 SF being move-in ready making this property ideal for any business looking to own their location and have a multinational company help pay the mortgage. The location allows your business quick access to all parts of the Grande Prairie area. This property is designed with four large bays at the rear of the building with 20' concrete aprons off the back, 1,550 SF of main-floor office space, and an additional 1,590 square feet of mezzanine space on both sides of the property. The building is currently finished with 22 paved stalls which include heavy-duty asphalt driveways, two handicap parking stalls, a fully landscaped front yard, and an enclosed fenced and graveled yard out back. This building has it all and for anyone looking to position their business to be seen and grow in the Grande Prairie market, this is a must-see. It is also listed for lease at \$22 PSF plus NNN. To View call your Commercial Realtor&reg; today.