



GRASSROOTS
REALTY GROUP

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14902 94 Street
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2117110



\$26 per sq.ft.

Division: Crossroads South

Type: Industrial

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 7,400 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: n/a

This new construction industrial building boasts of two 110' pull-thru bays located just south of Highway 43 in the County of Grande Prairie. The property offers 6,050 SF of shop space with four 16'W by 18'H overhead doors, a large trough in the south bay, which is ideal for washing, and a dual-compartment sump in the north bay. Well-designed office area includes a reception, three offices, and a boardroom/lunchroom with two washrooms. All of this is situated on a 2.64-acre well gravel and fenced yard in the McRae Industrial Park. The property is not yet assessed but Additional Rent is estimated at \$4.00 PSF. To view call your Commercial Realtor® today.