



**9530 146 Avenue**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2127704**



**\$1,699,000**

**Division:** Highway 43 East Industrial Park

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 6,190 sq.ft.

**Zoning:** RM-2

**Heating:** Forced Air, Natural Gas, Radiant

**Floors:** -

**Roof:** Metal

**Exterior:** -

**Water:** -

**Sewer:** -

**Inclusions:** Air compressor + pressure washing equipment

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** 3.68 Acres

**Lot Feat:** -

Discover this unique medium-sized industrial facility, sprawling across 3.68 acres with full city services, located in Grande Prairie County, AB. This property expertly balances a 4000 sq. ft. shop, a modern 2190 sq. ft. office area, and an expansive yard space, making it an exceptional find for businesses seeking a blend of functionality and convenience. The shop features two 80' drive-thru bays, four 16' overhead doors, a bathroom, a parts/storage cage, a mezzanine for extra storage, a compressor, and pressure washing equipment. It is well-equipped with radiant tube heating and boasts over 18' ceiling heights in the bays. The adjacent office area, recently built, includes a reception, five offices, a large boardroom, a kitchen area, storage room, and two bathrooms. It's modern, clean, air-conditioned, and offers direct access to the shop. Full security system provides piece of mind for your assets. The yard, a key asset, is fully fenced and graveled. Its thoughtful layout allows for excellent functionality, providing ample space for a good turning radius, additional shed building for equipment storage and a powered/FOB activated gate. The property's connection to city water and sewer services adds a distinctive advantage. Strategically positioned for easy access to major highways and close to industrial partners, this property is zoned RM-2 medium industrial, allowing for a broad range of uses. Medium-sized industrial facilities with large yard spaces are rare, making this a must-see. It's available for potential closing within 90 days +/- . For further details or to arrange a tour, contact a commercial real estate broker.