



**GRASSROOTS**  
REALTY GROUP

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732010 Range Road 62  
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2132744



**\$3,400,000**

**Division:** Emerson Trail Industrial Park

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 9,914 sq.ft.

**Zoning:** RM-2

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** 20.97 Acres

**Sewer:** -

**Lot Feat:** -

**Inclusions:** n/a

This 9,914 SF shop was completed in 2015 and is situated on a 20.97-acre lot with 7.33 acres fenced and graveled providing plenty of room to grow. The shop offers three 120' drive-thru bays, 3 phase power, and 1,274 SF office space consisting of 4 offices, washrooms, and a reception area. This building is ideal for any growing company and ready for any business looking to operate efficiently in their own space today. To book a showing or for more information call your local Commercial Realtor&reg;.