



**GRASSROOTS**  
REALTY GROUP

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9020 150 Avenue  
Grande Prairie, Alberta

MLS # A2148471



**\$26 per sq.ft.**

**Division:** NONE  
**Type:** Industrial  
**Bus. Type:** -  
**Sale/Lease:** For Lease  
**Bldg. Name:** -  
**Bus. Name:** -  
**Size:** 5,800 sq.ft.  
**Zoning:** RM-3

**Heating:** -  
**Floors:** -  
**Roof:** -  
**Exterior:** -  
**Water:** -  
**Sewer:** -  
**Inclusions:** n/a

**Addl. Cost:** -  
**Based on Year:** -  
**Utilities:** -  
**Parking:** -  
**Lot Size:** 2.00 Acres  
**Lot Feat:** -

This 5,800-square-foot building is located on a fully fenced and graveled 2.00-acre yard, and offers a 50' by 80' shop space with two pull-thru bays and four 16' by 16' overhead doors. Ideal for any company needing ample room without breaking the bank, the building features asphalt parking at the front and a generous yard with ample turning radius for equipment at the rear. The office area includes a reception, three main floor offices, three upstairs offices, a washroom on both floors, and a lunch area. Contact your Commercial Realtor<sup>®</sup> today for a viewing.