



**GRASSROOTS**  
REALTY GROUP

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15101 102 Street  
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2148599



**\$1,900,000**

**Division:** Highway 43 West Industrial Park

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 10,467 sq.ft.

**Zoning:** CC

**Heating:** Other, Propane, See Remarks

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** Metal

**Utilities:** -

**Exterior:** Metal Frame, Metal Siding , See Remarks

**Parking:** -

**Water:** -

**Lot Size:** 2.58 Acres

**Sewer:** -

**Lot Feat:** -

**Inclusions:** None

Newer nice sized industrial building on 2.58 acres on the north end of the city in the County. Features 8400 sqft on main floor and 2067 Sqft on the second floor which can be used for a number of different uses. Building was constructed so that you can add 4 over head doors to the south side of the building to change the adjust to your needs if required. Building is on municipal water and sewer, air conditioned, and has lots of leasehold improvements already including 2 - 2 piece bathrooms and two larger bathrooms with two showers in each one. Heating is propane and tanks are rented. Lots of paved parking and also offers more land to build another building if desired. This property offers lots of opportunity for many different uses, you can continue to lease it out, or eventually take it over when leases expire and make it your own. You won't be able to build for this price again and it features extra land available for building. Take a look at this option.