



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
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10540 117 Avenue  
Grande Prairie, Alberta

MLS # A2165766



**\$4,000 per month**

Division: Royal Oaks

Type: Industrial

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 1,400 sq.ft.

Zoning: CA

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: Asphalt Shingle

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 1.00 Acre

Sewer: -

Lot Feat: -

Inclusions: NA

For SALE or LEASE! 1 acre PAVED lot with office trailer! In Royal Oaks area, zoned CA, and close to restaurants, hotels, dealerships, and other high traffic businesses. Previously set up as a used car lot and well suited for it. The lot is mostly fenced and the entrance is gated. Like new office trailer is a 2020 Triple M. There are 7 total offices, common/waiting area, kitchen, storage room and 2 piece bathroom. Rear entrance has a small patio, and the front entrance has an accessible ramp. Set up your business in this highly visible location! Cross listed for sale MLS#A2137870