



GRASSROOTS
REALTY GROUP

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9502 42 Avenue
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2171741



\$18 per sq.ft.

Division: County Industrial Park

Type: Industrial

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 14,430 sq.ft.

Zoning: RM-2

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 8.94 Acres

Sewer: -

Lot Feat: -

Inclusions: n/a

This prime property on Grande Prairie's south side offers an ideal setup for companies seeking a functional, well-equipped building. The facility features two 100' pull-thru bays, including a wash bay, plus two 60' stub bays, complemented by a newly renovated office area and a spacious training room. Situated on 8.95 acres of graveled, fenced yard with paved staff parking, the property also boasts a powered gate, excellent turning radius, and a well-maintained yard. Inside, the shop includes a mezzanine parts area, shop offices, and a dispatch zone, while the office building offers newly renovated air-conditioned offices, a reception area, kitchen, and a large training room.