



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

9530 146 Avenue
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2195756



\$1,699,000

Division: Highway 43 East Industrial Park

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 6,190 sq.ft.

Zoning: RM-2

Heating: Forced Air, Natural Gas, Radiant

Addl. Cost: -

Floors: -

Based on Year: -

Roof: Metal

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 3.68 Acres

Sewer: -

Lot Feat: -

Inclusions: Air compressor + pressure washing equipment

Discover this unique medium-sized industrial facility, sprawling across 3.68 acres with full city services, located in Grande Prairie County, AB. This property expertly balances a 4000 sq. ft. shop, a modern 2190 sq. ft. office area, and an expansive yard space, making it an exceptional find for businesses seeking a blend of functionality and convenience. The shop features two 80' drive-thru bays, four 16' overhead doors, a bathroom, a parts/storage cage, a mezzanine for extra storage, a compressor, and pressure washing equipment. It is well-equipped with radiant tube heating and boasts over 18' ceiling heights in the bays. The adjacent office area, recently built, includes a reception, five offices, a large boardroom, a kitchen area, storage room, and two bathrooms. It's modern, clean, air-conditioned, and offers direct access to the shop. Full security system provides piece of mind for your assets. The yard, a key asset, is fully fenced and graveled. Its thoughtful layout allows for excellent functionality, providing ample space for a good turning radius, additional shed building for equipment storage and a powered/FOB activated gate. The property's connection to city water and sewer services adds a distinctive advantage. Strategically positioned for easy access to major highways and close to industrial partners, this property is zoned RM-2 medium industrial, allowing for a broad range of uses. Medium-sized industrial facilities with large yard spaces are rare, making this a must-see. It's available for potential closing within 60 days +/- . For further details or to arrange a tour, contact a commercial real estate broker.