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## 9101 150 AVENUE FOR LEASE

Commercial Real Estate > Commercial Property for Lease

**Location**

Rural Grande Prairie No. 1, County Of, Alberta

**Listing ID:**

26938

**MLS ID:**

A2180547

**\$12** **CORD SPERO** (780) 832-5880 RE/MAX Grande Prairie 780-538-4747

9101 150 Avenue , Rural Grande Prairie No. 1, County Of , Alberta T8V 2N9

<b>Transaction Type</b>	<b>Title</b>	<b>Days On Market</b>
For Lease	Fee Simple	431
<b>Lease Amount</b>	<b>Lease Frequency</b>	<b>Zoning</b>
12.00	Annually	RM-3
<b>Subdivision</b>	<b>Nearest Town</b>	<b>Year Built</b>
Crossroads South	Grande Prairie	2006
<b>Structure Type</b>	<b>Property Type</b>	<b>Property Sub Type</b>
Industrial	Commercial	Industrial
<b>Legal Plan</b>	<b>Building Area (Sq. Ft.)</b>	<b>Building Area (Sq. M.)</b>
0525087	31266.00	2904.68
<b>Lot Size (Sq. Ft.)</b>	<b>Lot Size (Acres)</b>	<b>Inclusions</b>
433857	9.96	n/a
<b>Restrictions</b>	<b>Reports</b>	
None Known	None	

Discover an exceptional opportunity in the County of Grande Prairie with this manufacturing industrial property available for lease. Offering a large 26,516 square feet of shop space complemented by 5,000 square feet of office and parts space over two floors, this property is strategically zoned as RM-3 (Rural Heavy Industrial), perfectly suited for a wide spectrum of heavy industrial uses. The shop area boasts a 42-foot ceiling height, equipped with a 20-ton, and a 10-ton bridge crane with an approximately 40-foot hook height, large access doors, and a smaller 5-ton crane. This heavy industrial property is designed for efficiency and flexibility. Moreover, the building is situated on a 9.96-acre graveled and fenced yard, subdivided for each tenant, ensuring excellent access, security, and ample storage space. Its prime location just south of Highway 43 provides strategic connectivity for businesses servicing Northwest Alberta and Northern British Columbia. To book a showing or obtain further details, contact your local Commercial Realtor® today.

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