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9519 115 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Grande Prairie, Alberta



Listing ID:
27294


MLS ID:
A2187218

\$885,000



 **WAYNE LOCK**
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 RE/MAX Grande Prairie
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 9519 115 Street , Grande Prairie , Alberta T8V 5M3

Transaction Type For Sale	Title Fee Simple	Days On Market 230
Zoning IG	Subdivision Richmond Industrial Park	Year Built 1979
Structure Type Industrial	Property Type Commercial	Property Sub Type Industrial
Legal Plan 7822679	Building Area (Sq. Ft.) 5480.00	Building Area (Sq. M.) 509.10
Lot Size (Sq. Ft.) 21344	Lot Size (Acres) 0.49	Inclusions NA
Restrictions None Known	Reports None	

Affordable and well set up shop available for sale in Richmond Industrial Park. 5,000 square foot shop space with a 480 square foot, portable office building attached. This shop is set up for a possible 3 businesses to work out of. It has three meters. The main shop area is 3,000 square feet, with a portable office space, 2 bathrooms, a kitchen / coffee area and a mezzanine. The other 2 shop bays are 25' x 40' each, with demising walls to separate them, their own man door access from the outside (as well as a interior man door connecting each area), a 14' x 14' over head door, a mezzanine and a bathroom. The shop is set up with an air compressor. There is a washing machine hookup in the main shop. There are 2 sumps in the main shop area and a sump in each of the smaller bays. There is upgraded power in one of the small bays. There is lots of parking space. This shop offers a perfect opportunity for an owner to work out of the main area and cover expenses by renting out the other two shop bays to 2 tenants.

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