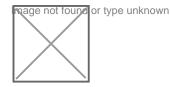


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 9502 42 AVENUE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location

Rural Grande Prairie No. 1, County Of, Alberta

Listing ID:

28759

MLS ID:

A2171741

\$18



△ CORD SPERO

**(780)** 832-5880

RE/MAX Grande Prairie

**2** 780-538-4747

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9502 42 Avenue , Rural Grande Prairie No. 1, County Of , Alberta T8W 5A8

**Transaction Type** 

For Lease

Lease Frequency

Annually

Nearest Town Grande Prairie

Property Type Commercial

Building Area (Sq. Ft.)

14430.00

Lot Size (Acres)

8.94

Reports None **Days On Market** 

250

Zoning

RM-2

Year Built

2000

**Property Sub Type** 

Industrial

Building Area (Sq. M.)

1340.58

Inclusions

n/a

**Lease Amount** 

18.00

Subdivision

County Industrial Park

Structure Type

Industrial

Legal Plan

7822861

Lot Size (Sq. Ft.)

389426

Restrictions

None Known

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.

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