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## 9825 38 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



### Location

Rural Grande Prairie No. 1, County Of, Alberta

### Listing ID:

29111



### MLS ID:

A2189170

**\$1,595,000**



 **JORDAN MENZIES**  
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 9825 38 Avenue , Rural Grande Prairie No. 1, County Of , Alberta T0H 0W3

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 152
<b>Zoning</b> RM-2	<b>Subdivision</b> County Industrial Park	<b>Nearest Town</b> Grande Prairie
<b>Building Type</b> Commercial Mix	<b>Year Built</b> 1981	<b>Structure Type</b> Industrial
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Industrial	<b>Legal Plan</b> 7822861
<b>Building Area (Sq. Ft.)</b> 11520.00	<b>Building Area (Sq. M.)</b> 1070.23	<b>Inclusions</b> N/A
<b>Restrictions</b> None Known	<b>Reports</b> None	

This versatile industrial facility is available as an investment sale with a strong tenant in place until Nov.2027. It offers a great south end location close to HWY.40 and the many industries that have significant operations south of Grande Prairie. Strategically positioned in proximity to the potential Wonder Valley tech complex which is poised to bring great infrastructure & investment into the region moving forward. There are two approaches for quick turnaround options, the property is fully fenced and has a graveled 3.16-acre lot. The shop area features five 18'x16' overhead doors. The office area is in good condition and includes four private offices, a bullpen, and shop support areas. Additionally, there's a second-floor office area and a mezzanine located within the shop. The property is priced competitively and is ready for a new ownership group to acquire a strong investment opportunity in the Grande Prairie area which is positioned for economic growth moving in the future.

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