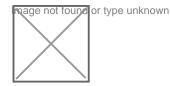


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9825 38 AVENUE FOR SALE

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

(780) 933-4015

■ RE/MAX Grande Prairie

2 780-538-4747

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

Transaction Type

For Sale

Title

Days On Market 152

Fee Simple

Zoning

Subdivision

RM-2

County Industrial Park

Nearest Town Grande Prairie

Building Type

Commercial Mix

1981

Year Built

Structure Type

Industrial

Property Type

Property Sub Type Industrial

Legal Plan

Commercial

Building Area (Sq. M.)

7822861

Building Area (Sq. Ft.)

11520.00

Inclusions

1070.23

N/A

Restrictions None Known Reports 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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