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9502 42 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location

Rural Grande Prairie No. 1, County Of, Alberta

Listing ID:



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
MLS ID:

A2227266

\$2,950,000



 **CORD SPERO**
 (780) 832-5880

 RE/MAX Grande Prairie
 780-538-4747

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

Transaction Type For Sale	Days On Market 3	Zoning RM-2
Subdivision County Industrial Park	Nearest Town Grande Prairie	Year Built 2000
Structure Type Industrial	Property Type Commercial	Property Sub Type Industrial
Legal Plan 7822861	Building Area (Sq. Ft.) 14430.00	Building Area (Sq. M.) 1340.58
Lot Size (Sq. Ft.) 389426	Lot Size (Acres) 8.94	Inclusions n/a
Restrictions None Known	Reports None	

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, a kitchen, and a large training room. This building is also available for lease. (MLS: A2171741) To book a showing or for more information call your local Commercial Realtor®.

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