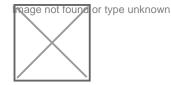


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 9502 154 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location

Rural Grande Prairie No. 1, County Of, Alberta

Listing ID: MLS ID:

32002 A2253825

\$3,500,000



**△** CORD SPERO

**(780)** 832-5880

**2** 780-538-4747

9502 154 Avenue, Rural Grande Prairie No. 1, County Of, Alberta T8X 0L2

**Transaction Type** 

For Sale

**Days On Market** 

22

**Zoning** RM-2

Subdivision

NONE

Nearest Town Grande Prairie Year Built 2012

**Structure Type** 

Industrial

Property Type Commercial **Property Sub Type** 

Building Area (Sq. M.)

Industrial

Legal Plan

1122993

Building Area (Sq. Ft.)

8500.00

789.67

Lot Size (Sq. Ft.)

233917

Lot Size (Acres)

5.37

Inclusions

n/a

Restrictions
None Known

Reports None

An exceptional industrial opportunity on 5.37 acres in the County of Grande Prairie. This 8,500 sq. ft. shop, built in 2012, is situated in the McRae Industrial Park with RM-2 zoning, offering excellent access to Highway 43 and the City of Grande Prairie. The building is well laid out with two 100' pull-through bays, and one stub bay, all of which is accessed by five 16' by 16' overhead doors. The building boasts a dedicated wash-bay, an approximately 1,000 sq.ft. mezzanine area and is positioned on the west side of the yard providing ample functional yard space. Call your Commercial Realtor© today to book a private tour.

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