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## 9502 154 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



### Location

Rural Grande Prairie No. 1, County Of, Alberta

### Listing ID:



32002



### MLS ID:


A2253825

**\$3,500,000**



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

 RE/MAX Grande Prairie  
 780-538-4747

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

**Transaction Type**

For Sale

**Days On Market**

145

**Zoning**

RM-2

**Subdivision**

NONE

**Nearest Town**

Grande Prairie

**Year Built**

2012

**Structure Type**

Industrial

**Property Type**

Commercial

**Property Sub Type**

Industrial

**Legal Plan**

1122993

**Building Area (Sq. Ft.)**

8500.00

**Building Area (Sq. M.)**

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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