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9502 117 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Grande Prairie, Alberta

Listing ID:
34608

MLS ID:
A2296772

\$2,640,000



 **GREG DOBKO**
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 9502 117 Street , Grande Prairie , Alberta T8W 0C7

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|--|---|-------------------------------------|
| Transaction Type For Sale | Days On Market 65 | Zoning IG |
| Subdivision Richmond Industrial Park | Year Built 2013 | Structure Type Industrial |
| Property Type Commercial | Property Sub Type Industrial | Legal Plan 0625015 |
| Building Area (Sq. Ft.) 10000.00 | Building Area (Sq. M.) 929.02 | Lot Size (Sq. Ft.) 65767 |
| Lot Size (Acres) 1.51 | Inclusions NA | Restrictions None Known |
| Reports None | | |

10,000 Square foot industrial building on 1.51 acre, corner lot, in Richmond Industrial Park. Prominent exposure along 117 Street. Functional industrial configuration with multiple loading doors, 22' clear height and a well designed site layout with multiple access points. IG (Industrial General) zoning allows a wide range of industrial and service commercial uses including warehousing, contractor shops, equipment servicing, and light manufacturing. 400 AMP 3 Phase Power. Has an additional mezzanine are to add another 3,825 square feet to the usable space area.

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