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## 9012 162 AVENUE FOR LEASE



Commercial Real Estate > Commercial Property for Lease

**Location**

Rural Grande Prairie No. 1, County Of, Alberta

**Listing ID:**



35319



**MLS ID:**


A2311019

**\$24**



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

 RE/MAX Grande Prairie  
 780-538-4747

 9012 162 Avenue , Rural Grande Prairie No. 1, County Of , Alberta T8V 2N8

<b>Transaction Type</b> For Lease	<b>Title</b> Fee Simple	<b>Days On Market</b> 1
<b>Lease Amount</b> 24.00	<b>Lease Frequency</b> Annually	<b>Zoning</b> RM-4
<b>Subdivision</b> Crossroads South	<b>Nearest Town</b> Grande Prairie	<b>Year Built</b> 2014
<b>Structure Type</b> Industrial	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Industrial
<b>Legal Plan</b> 0624795	<b>Building Area (Sq. Ft.)</b> 12375.00	<b>Building Area (Sq. M.)</b> 1149.67
<b>Inclusions</b> n/a	<b>Restrictions</b> None Known	<b>Reports</b> None

Positioned with outstanding exposure directly onto Highway 43, this exceptional industrial property offers a functional setup on 3.65 acres in a prime commercial corridor. This steel building is constructed with insulated standing seam roof and wall panels, providing superior R-value, weather sealing, and long-term durability. The shop configuration includes three 110-foot bays and one additional 45-foot bay, serviced by seven 16'W x 18'H electric overhead doors. The wash bay features a 90-foot sump pit measuring 4 feet wide by 4 feet deep, complete with two Hotsy pressure washers and a fire hose setup. Additional shop features include make-up air, plumbing for compressed air throughout the building, and 400-amp three-phase 208-volt power service. The property also offers 2,750 SF of finished office space over two floors with modern vinyl plank flooring, along with separate furnace and air-conditioning systems for each level. The site includes front paved parking, a geo-cloth and graveled rear yard, yard lighting, and a 200-amp fenced yard power panel with plugs on the fence. A rare opportunity to secure a high-exposure industrial facility with scale, functionality, and excellent highway access—call your Commercial Realtor® today for more information or to arrange a private showing.

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