



**GRASSROOTS**

REALTY GROUP

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9502 154 Avenue  
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2253825



**\$3,500,000**

|             |              |
|-------------|--------------|
| Division:   | NONE         |
| Type:       | Industrial   |
| Bus. Type:  | -            |
| Sale/Lease: | For Sale     |
| Bldg. Name: | -            |
| Bus. Name:  | -            |
| Size:       | 8,500 sq.ft. |
| Zoning:     | RM-2         |

|             |     |                |            |
|-------------|-----|----------------|------------|
| Heating:    | -   | Addl. Cost:    | -          |
| Floors:     | -   | Based on Year: | -          |
| Roof:       | -   | Utilities:     | -          |
| Exterior:   | -   | Parking:       | -          |
| Water:      | -   | Lot Size:      | 5.37 Acres |
| Sewer:      | -   | Lot Feat:      | -          |
| Inclusions: | n/a |                |            |

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&copy; today to book a private tour.