



**GRASSROOTS**  
REALTY GROUP

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9440 112 Street  
Grande Prairie, Alberta

MLS # A2285044



**\$3,100,000**

**Division:** Richmond Industrial Park

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 19,697 sq.ft.

**Zoning:** IG

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** 2.11 Acres

**Sewer:** -

**Lot Feat:** See Remarks, Street Lighting

**Inclusions:** See Remarks

Click brochure link for more details. Functional shop facility with 2 points of access/egress & drive around capabilities. Located in Richmond Industrial District in close proximity to Grande Prairie Airport with excellent access to Highway 40, Highway 43, and Highway 2. The property consists of 2 cranes, 6 grade doors, 20" clear ceiling height, wash bay, double compartment sump, make up air, air-conditioned office and a fenced yard compound. Also available for lease at \$13.85+ PSF.