



GRASSROOTS
REALTY GROUP

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15101 102 Street
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2299142



\$1,900,000

Division:	Highway 43 West Industrial Park
Type:	Mixed Use
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	10,467 sq.ft.
Zoning:	CC

Heating:	Other, Propane, See Remarks	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	Metal	Utilities:	Electricity Connected, Sewer Connected, Water Connected
Exterior:	Metal Frame, Metal Siding , See Remarks	Parking:	-
Water:	Public	Lot Size:	2.58 Acres
Sewer:	Public Sewer	Lot Feat:	-
Inclusions:	None		

Newer nice sized industrial building on 2.58 acres on the north end of the city in the County. Features 8400 sqft on main floor and 2067 Sqft on the second floor which can be used for a number of different uses. Building was constructed so that you can add 4 over head doors to the south side of the building to change or adjust to your needs if required. Building is on municipal water and sewer, air conditioned, and has lots of leasehold improvements already including 2 - 2 piece bathrooms and two larger bathrooms with two showers in each one, and large paved parking area. Heating is propane and tanks are rented. The amount of land offers the option to build another building if desired. This building is currently leased out to two tenants, but does offer lots of opportunities for many different uses moving forward. You can continue to lease it out as an investment or eventually take it over when leases expire in the future and make it your own. You won't be able to build for this price again. Take a look at this option.