



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

9247 92 Avenue  
Grande Prairie, Alberta

MLS # A2303783



**\$1,150,000**

**Division:** Resources Industrial Park

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 6,000 sq.ft.

**Zoning:** IB

**Heating:** Forced Air, Natural Gas, Radiant

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** Asphalt Shingle

**Utilities:** -

**Exterior:** Vinyl Siding, Wood Frame

**Parking:** -

**Water:** -

**Lot Size:** 1.20 Acres

**Sewer:** -

**Lot Feat:** -

**Inclusions:** all office furniture is negotiable, sea can in the warehouse is negotiable

Situated on 1.2 acres, this versatile commercial property features a 4,000 sq ft warehouse/shop and a separate 2,000 sq ft office building, all within a fully fenced yard. The warehouse, constructed in 2003 by HWD Construction, offers two 14' x 14' overhead doors with side-mount openers, two man doors, radiant heat, a sump, and updated lighting. The structure is also designed to accommodate a future mezzanine if desired. The office building is well laid out with a reception area, three private offices, a large bullpen workspace, lunchroom, two washrooms, and a live-in suite. The generously sized rooms provide flexibility and can be reconfigured to suit a variety of business needs. Additional features include air conditioning and a rear deck. Recent upgrades include new shingles on both the shop and office buildings. This one checks all the boxes: yard space, shop space & office space. Contact your commercial Realtor to view this desirable property.