



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

14311 97 Street  
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2323296



**\$2,250,000**

Division:	NONE
Type:	Industrial
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	11,804 sq.ft.
Zoning:	RM-2 Rural Medium Industr

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	-
Sewer:	-	Lot Feat:	-

**Inclusions:** All water systems, pumps and cisterns. 10 Ton Crane, outbuildings excluding storage containers. Camera system, security system.

Premium Industrial shop sitting on 2.62 Acres. Featuring ample office space and a 10 TOM CRANE. There are a total of 4 Bays with three[3] drive-through bays. Two bays have [2] 14 x 16 OH doors and the crane bay has 16 x 18 foot OH doors. The Crane-BAY has ample height [22']. There is a functional out-building which could be heated in the future. The property is located on High-Ground with heavy packed gravel on hard clay. Yard is fenced and gated with two[2] access points. NOTE: The property is ready for hook-up to Municipal Services with the preliminary work already complete. The office side is smartly allocated for administration and has two separate entrances and front counters allowing for multiple business activities. Upstairs office space is clean and bright with a Kitchen. The ceiling height upstairs is 10 feet providing a spacious and bright area.