



GRASSROOTS
REALTY GROUP

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9728 128 Avenue 9723 132 Avenue
Grande Prairie, Alberta

MLS # A2327882



\$4,250,000

Division: NONE

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 39,172 sq.ft.

Zoning: IH

Heating: -

Floors: -

Roof: -

Exterior: -

Water: -

Sewer: -

Inclusions: n/a

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: 6.85 Acres

Lot Feat: -

Situated on 6.85 acres across two titled lots with dual approaches, this 39,172 SF heavy industrial property offers an exceptional combination of heated shop space, cold storage, and efficient office space in a highly functional layout. Zoned Heavy Industrial, the facility is well suited for manufacturing, warehousing, transportation, distribution, or service-based operations. The building features a combination of heated and cold storage areas, dock-level loading for efficient shipping and receiving, and a manageable office component designed to support day-to-day operations without sacrificing valuable warehouse space. The expansive site provides excellent yard functionality with ample room for equipment, trailers, fleet parking, and future expansion. Opportunities of this scale and versatility are rare. Call your Commercial Realtor® today for more information or to arrange a private tour.