



GRASSROOTS
REALTY GROUP

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14410 102 Street
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2330693



\$1,695,000

Division: Highway 43 West Industrial Park

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 7,760 sq.ft.

Zoning: RM-2

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 5.02 Acres

Sewer: -

Lot Feat: -

Inclusions: n/a

Located just north of Grande Prairie in the Highway 43 North Industrial Subdivision, this 7,760 SF industrial facility is situated on 5.02 acres and offers excellent access to Highway 43. The building consists of approximately 7,000 SF of functional shop space and 760 SF of office area, featuring three bays including two 100-foot drive-through bays and one stub bay complete with a parts room and mezzanine for additional storage. The shop offers in-floor heat, with a full HVAC system, and is accessed through five 16'W x 18'H manual overhead doors, making it extremely versatile. The fully graveled 5.02 Ac yard is secured with chain link fencing, providing ample room for equipment, trailers, and outdoor storage. Services include a holding tank for water and a septic tank for sewer. A functional industrial property with an excellent yard and highway access at an extremely attractive price point. Call your Commercial Realtor® today for more information or to arrange a private tour.