



**GRASSROOTS**  
REALTY GROUP

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13109 101 Street  
Grande Prairie, Alberta

MLS # A2345561



**\$725,000**

**Division:** Northridge

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 4,709 sq.ft.

**Zoning:** CA

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** 0.41 Acre

**Sewer:** -

**Lot Feat:** -

**Inclusions:** n/a

Cost-effective commercial property on the north end of Grande Prairie offering 4,708 SF across two buildings situated on a 0.41-acre site. The main 3,908 SF concrete block building features 2,635 SF of warehouse/shop space with 10'–11' ceiling heights and 1,273 SF of office space consisting of three offices, a reception area, and boardroom. The shop is accessed by two 10'W x 10'H overhead doors and is equipped with 200-amp, three-phase power, natural gas, and municipal water and sewer. An additional fully serviced 800 SF standalone building features its own 10'W x 10'H overhead door and provides excellent flexibility for additional shop/storage space or the opportunity to lease separately as a mortgage helper. A practical and affordable opportunity for an owner-user looking for additional income potential. Call your Commercial Realtor® today for more information or to arrange a tour.