



GRASSROOTS
REALTY GROUP

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11450 89 Avenue
Grande Prairie, Alberta

MLS # A2347292



\$499,900

Division:	Richmond Industrial Park
Type:	Industrial
Bus. Type:	Commercial ,Industrial ,Manufacturing,Parking
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	960 sq.ft.
Zoning:	IG
Addl. Cost:	-
Based on Year:	-
Utilities:	-
Parking:	-
Lot Size:	0.45 Acre
Lot Feat:	-

Heating:	Forced Air, Natural Gas
Floors:	-
Roof:	Asphalt Shingle
Exterior:	See Remarks, Vinyl Siding, Wood Frame
Water:	-
Sewer:	-
Inclusions:	Work benches, counter tops, cabinets, all as seen

Approx 1/2 acre Industrial lot with 3 buildings to suit a various number of businesses' located in Richmond Industrial Park. This corner lot is fully fenced with 2 approaches and is half paved with the remainder being hard packed gravel with excellent access to 116 st. Buildings include a 40x24 finished shop offering 14 ft vaulted ceiling and a 12x12 overhead door, a fully finished 30x24 secondary shop with bathroom and bench top, both have Rhino finished floors. There is also a 12x40 Atco trailer offering many uses depending on your business needs. This property will suit many types of Industrial and business requirements and is turn key and ready to start running your operational needs.