



GRASSROOTS
REALTY GROUP

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**1 (A), 11499 95 Avenue
Grande Prairie, Alberta**

MLS # GP215105



\$354,900

Division:	Richmond Industrial Park
Type:	Industrial
Bus. Type:	Industrial
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	2,500 sq.ft.
Zoning:	IG

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	Natural Gas, Phone
Exterior:	-	Parking:	-
Water:	Public	Lot Size:	-
Sewer:	Sewer	Lot Feat:	-
Inclusions:	-		

GREAT INDUSTRIAL SHOP FOR A WIDE USE OF POTENTIAL BUSINESS'. There are lots of opportunities with this extremely well kept and turn key shop space, all you need to do is move in or find a high quality tenant! The space is 50 feet by 50 feet which includes a large office, as well as a bathroom and loft space. Loft is above the office and provides extra storage or potentially and open air work space. The Bay has a 14' overhead door, large enough to bring large and oversized peices of equipment through, no problem! This space is in great condition and with a great location on the south/west side of the city, its easy to get to all of the high traffic industrial and oilfield locations. Seller is a Licensed REALTOR in Alberta.