

2-6361 Township Road 695A
Grovedale, Alberta

MLS # A2227481



\$22 per sq.ft.

Division:	NONE
Type:	Industrial
Bus. Type:	-
Sale/Lease:	For Lease
Bldg. Name:	-
Bus. Name:	-
Size:	12,000 sq.ft.
Zoning:	M-1
Addl. Cost:	-
Based on Year:	-
Utilities:	-
Parking:	-
Lot Size:	13.42 Acres
Lot Feat:	-

Heating:	-
Floors:	-
Roof:	-
Exterior:	Wood Frame
Water:	-
Sewer:	-
Inclusions:	n/a

This 12,000 sq.ft. space, part of a fully demised duplex property, features three 120-foot pull-through bays with six 18'x14' overhead doors, situated on a shared 13.42-acre fenced and graveled lot in Grovedale, directly across from the Firehall. The property includes a 5-ton overhead crane, eight offices, a reception area, a boardroom, and negotiated access to a wash bay. Ideal for businesses operating on the south side of Grande Prairie, this well-equipped and rare find presents an exceptional leasing opportunity. Contact your local Commercial Realtor today for more information or to arrange a tour.