

9502 118 Street  
Grande Prairie, Alberta

MLS # GP205693



## \$3,100,000

**Division:** Centre West Business Park

**Type:** Industrial

**Bus. Type:** Industrial

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 10,297 sq.ft.

**Zoning:** IG

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** Natural Gas

**Exterior:** -

**Parking:** Driveway

**Water:** Public

**Lot Size:** -

**Sewer:** Sewer

**Lot Feat:** -

**Inclusions:** -

Incredible location in the Centre West Business Park. Near plenty of amenities, the location will allow your business quick access to all area's of the Grande Prairie area. This 10,292 square foot multipurpose industrial shop can be built out with your exact office layout in mind or taken as is. The building is currently finished with asphalt parking for 22 stalls which includes 2 handicap parking stalls, heavy duty asphalt driveway, fully landscaped front yard, 20' concrete aprons in the rear of the building and a fully fenced and graveled yard out back. For anyone looking to position their business to be seen and grow in the Grande Prairie market this is a must see. This building is also for lease at \$22 PSF as a whole or half. To View call your Commercial Realtor&reg; today.