

9012 154 Avenue
Rural Grande Prairie No. 1, County of, Alberta

MLS # GP214100



\$4,725,000

Division: Crossroads South

Type: Industrial

Bus. Type: Industrial

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 19,000 sq.ft.

Zoning: RM-3

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: Public

Lot Size: -

Sewer: Sewer

Lot Feat: -

Inclusions: -

19,000 square foot shop / office building, located in Crossroads South. 3.84 acre lot with fenced and gravelled yard and a large paved parking area in the front. 4,600 square feet of nice office space on two floors. There are seven, 100' long drive through bays, one being a 24' x 100' wash bay. 4 wash wands. 60' trench drain. 16' x 16' over head doors. 18' x 18' concrete block test room in shop. Radiant heat and high end lighting. 600 volt, 357 amp with stepdown transformer. Ceiling height is 18'6" under hook, 21' to beam & 32' to roof deck. Zoning is RM-3 which is heavy rural industrial. Property is offered for sale or for lease. Shows very well.