

9502 118 Street  
Grande Prairie, Alberta

MLS # GP205692

## \$22 per sq.ft.



**Division:** Centre West Business Park

**Type:** Industrial

**Bus. Type:** Industrial

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

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

**Zoning:** IG

**Heating:** -

**Addl. Cost:** \$ 5 (Monthly)

**Floors:** -

**Based on Year:** 2018

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** Driveway

**Water:** Public

**Lot Size:** 1.53 Acres

**Sewer:** Sewer

**Lot Feat:** Corner Lot, Near Shopping Center

**Inclusions:** -

Incredible shop for lease in the Centre West Business Park, allowing your business quick access to all parts of the Grande Prairie area. This shop has a footprint of 10,292 square feet made up of 8,102 square feet of shop, 2,190 square feet of main floor office with potential for additional office on the second floor. The building is currently finished with asphalt parking for 22 stalls which includes 2 handicap stalls, heavy duty asphalt driveways, a fully landscaped front yard, 20' concrete aprons in the rear of the building and a fully fenced and graveled yard out back. This building has it all and for anyone looking to position their business to be seen and grow in the Grande Prairie market, this is a must see. This space can be leased as whole or demised as needed. To View call your Commercial Realtor&reg; today.