

6901 96 St, 9416 & 9408 69 Avenue  
Rural Grande Prairie No. 1, County of, Alberta

MLS # A1103896



## \$6,500,000

**Division:** Crossroads North

**Type:** Mixed Use

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 3,600 sq.ft.

**Zoning:** RM-4

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** -

Highway Frontage at a great value! This Industrial property features amazing exposure on Highway 43, zoned RM-4, it offers 12.85 acres fully fenced and graveled, city sewer and water, 30,816 sqft of cold storage. There is also 4800sqft parts warehouse, a 4000 sqft open shop building, a 5280 sqft heated shop with 10-ton crane. This property also features a well designed 3600 sqft office with a full ICF basement. The office has great curb appeal featuring stucco siding and black tinted windows. Inside you will find a main floor with plenty of offices, nice reception area, kitchen, staff area and plenty of windows. Downstairs you will find 5 more offices, private board room, and a large presentation area. Other features include 4 washrooms, shower, AC, Hot water on demand, high effect furnaces and plenty of storage space. This is a rare property to find and offers amazing value and potential for the right company.