



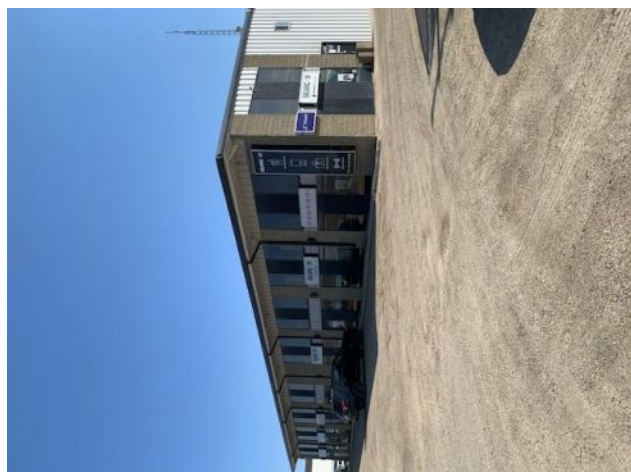
780-832-5880

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9620 112 Street
Grande Prairie, Alberta

MLS # A2041687

\$2,600,000



Division: Richmond Industrial Park

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 23,408 sq.ft.

Zoning: IG

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 2.07 Acres

Sewer: -

Lot Feat: -

Inclusions: N/A, property as is, where is.

ATTENTION INVESTORS! Building One now has a 5 year lease in place. This property has 2 buildings on the property with Triple "A" tenants, located in a high traffic area - 11201-01-05-09-11-13-97 Avenue T8V 5N5 and 9620-24-28-112 Street, Gr. Pr., AB. T8V 3B8/T8V 4E7. Building One - 10,010 sq. ft., Office mezzanine - 3,360 sq. ft. and Parts Mezzanine 1,787 sq. ft. for a total of 15,157 sq. ft., 600 amp main service. Building Two - 12,348 sq. ft. on main floor with 896 sq. ft. of mezzanine storage. Roof is metal, 200 amp electric service. 4 - 16 ft. x 14 ft. O.H. doors. some paved area, some graveled yard and chain link fencing. Both buildings of steel and concrete block construction. Call your commercial realtor for more information.