

**9602 118 Street  
Grande Prairie, Alberta**

**MLS # A2091969**



## \$22 per sq.ft.

**Division:** Centre West Business Park

**Type:** Industrial

**Bus. Type:** Industrial

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 6,650 sq.ft.

**Zoning:** IG

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** Public

**Lot Size:** 0.76 Acre

**Sewer:** Sewer

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

**Inclusions:** n/a

Incredible shop and office space for lease in the Centre West Business Park, allowing your business quick access to all parts of the Grande Prairie area. This property is designed with two large bays at the rear of the building with 20' concrete aprons off the back, 1,550 SF of main-floor office space, and an additional 1,590 square feet of office and boardroom on the second floor. The building is currently finished with 22 paved stalls which include heavy-duty asphalt driveways, two handicap parking stalls, a fully landscaped front yard, and an enclosed 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. It is also listed for sale at \$3,450,000. To View call your Commercial Realtor&reg; today.