

**9825 38 Avenue**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2189170**



# \$1,595,000

**Division:** County Industrial Park

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 11,520 sq.ft.

**Zoning:** RM-2

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

This versatile industrial facility is available as an investment sale with a strong tenant in place until Nov.2027. It offers a great south end location close to HWY.40 and the many industries that have significant operations south of Grande Prairie. Strategically positioned in proximity to the potential Wonder Valley tech complex which is poised to bring great infrastructure & investment into the region moving forward. There are two approaches for quick turnaround options, the property is fully fenced and has a graveled 3.16-acre lot. The shop area features five 18'x16' overhead doors. The office area is in good condition and includes four private offices, a bullpen, and shop support areas. Additionally, there's a second-floor office area and a mezzanine located within the shop. The property is priced competitively and is ready for a new ownership group to acquire a strong investment opportunity in the Grande Prairie area which is positioned for economic growth moving in the future.