

9502 42 Avenue  
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2171741

## \$18 per sq.ft.



**Division:** County Industrial Park

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 14,430 sq.ft.

**Zoning:** RM-2

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** 8.94 Acres

**Sewer:** -

**Lot Feat:** -

**Inclusions:** n/a

This prime property on Grande Prairie's south side offers an ideal setup for companies seeking a functional, well-equipped building. The facility features two 100' pull-thru bays, including a wash bay, plus two 60' stub bays, complemented by a newly renovated office area and a spacious training room. Situated on 8.95 acres of graveled, fenced yard with paved staff parking, the property also boasts a powered gate, excellent turning radius, and a well-maintained yard. Inside, the shop includes a mezzanine parts area, shop offices, and a dispatch zone, while the office building offers newly renovated air-conditioned offices, a reception area, kitchen, and a large training room.