

9513 150 Street  
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2183437

## \$26 per sq.ft.



**Division:** Crossroads South

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 7,400 sq.ft.

**Zoning:** RM-3

**Heating:** -

**Floors:** -

**Roof:** -

**Exterior:** -

**Water:** -

**Sewer:** -

**Inclusions:** n/a

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** 2.47 Acres

**Lot Feat:** -

This new construction industrial building boasts of two 110' pull-thru bays located just south of Highway 43 in the County of Grande Prairie. The property offers 6,050 SF of shop space with four 16'W by 18'H overhead doors, a large trough in the south bay, which is ideal for washing, and a dual-compartment sump in the north bay. Well-designed office area includes a reception, three offices, and a boardroom/lunchroom with two washrooms. All of this is situated on a 2.47-acre well gravel and fenced yard in the McRae Industrial Park. The property is not yet assessed but Additional Rent is estimated at \$4.00 PSF. To view call your Commercial Realtor® today.