



9012 154 Avenue
Rural Grande Prairie No. 1, County of, Alberta

MLS # GP214100

\$4,725,000



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|--------------------|------------------|
| Division: | Crossroads South |
| Type: | Industrial |
| Bus. Type: | Industrial |
| Sale/Lease: | For Sale |
| Bldg. Name: | - |
| Bus. Name: | - |
| Size: | 19,000 sq.ft. |
| Zoning: | RM-3 |

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|--------------------|--------|-----------------------|---|
| Heating: | - | Addl. Cost: | - |
| Floors: | - | Based on Year: | - |
| Roof: | - | Utilities: | - |
| Exterior: | - | Parking: | - |
| Water: | Public | Lot Size: | - |
| Sewer: | Sewer | Lot Feat: | - |
| Inclusions: | - | | |

19,000 square foot shop / office building, located in Crossroads South. 3.84 acre lot with fenced and gravelled yard and a large paved parking area in the front. 4,600 square feet of nice office space on two floors. There are seven, 100' long drive through bays, one being a 24' x 100' wash bay. 4 wash wands. 60' trench drain. 16' x 16' over head doors. 18' x 18' concrete block test room in shop. Radiant heat and high end lighting. 600 volt, 357 amp with stepdown transformer. Ceiling height is 18'6" under hook, 21' to beam & 32' to roof deck. Zoning is RM-3 which is heavy rural industrial. Property is offered for sale or for lease. Shows very well.