

\$1,699,000 - 9530 146 Avenue, Rural Grande Prairie No. 1, County of

MLS® #A2195756

\$1,699,000

0 Bedroom, 0.00 Bathroom,
Commercial on 3.68 Acres

Highway 43 East Industrial Park, Rural Grande
Prairie No. 1, County of, Alberta

Discover this unique medium-sized industrial facility, sprawling across 3.68 acres with full city services, located in Grande Prairie County, AB. This property expertly balances a 4000 sq. ft. shop, a modern 2190 sq. ft. office area, and an expansive yard space, making it an exceptional find for businesses seeking a blend of functionality and convenience.

The shop features two 80'™ drive-thru bays, four 16'™ overhead doors, a bathroom, a parts/storage cage, a mezzanine for extra storage, a compressor, and pressure washing equipment. It is well-equipped with radiant tube heating and boasts over 18'™ ceiling heights in the bays.

The adjacent office area, recently built, includes a reception, five offices, a large boardroom, a kitchen area, storage room, and two bathrooms. It's™ modern, clean, air-conditioned, and offers direct access to the shop. Full security system provides piece of mind for your assets.

The yard, a key asset, is fully fenced and graveled. Its thoughtful layout allows for excellent functionality, providing ample space for a good turning radius, additional shed building for equipment storage and a powered/FOB activated gate. The



property's connection to city water and sewer services adds a distinctive advantage.

Strategically positioned for easy access to major highways and close to industrial partners, this property is zoned RM-2 medium industrial, allowing for a broad range of uses. Medium-sized industrial facilities with large yard spaces are rare, making this a must-see. It's available for potential closing within 60 days +/-.

For further details or to arrange a tour, contact a commercial real estate broker.

Built in 2002

Essential Information

| | |
|------------|-------------|
| MLS® # | A2195756 |
| Price | \$1,699,000 |
| Bathrooms | 0.00 |
| Acres | 3.68 |
| Year Built | 2002 |
| Type | Commercial |
| Sub-Type | Industrial |
| Status | Active |

Community Information

| | |
|-------------|---------------------------------------|
| Address | 9530 146 Avenue |
| Subdivision | Highway 43 East Industrial Park |
| City | Rural Grande Prairie No. 1, County of |
| County | Grande Prairie No. 1, County of |
| Province | Alberta |
| Postal Code | T8V 7V9 |

Interior

| | |
|---------|----------------------------------|
| Heating | Forced Air, Natural Gas, Radiant |
| Cooling | Central Air |

Exterior

Roof Metal

Additional Information

Date Listed February 21st, 2025
Days on Market 66
Zoning RM-2

Listing Details

Listing Office RE/MAX Grande Prairie

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