

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

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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        78  
Zoning                    RM-2

**Listing Details**

Listing Office            RE/MAX Grande Prairie

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