# $12 - 9101 150 Avenue, Rural Grande Prairie No. 1, County of

MLS® #A2180547

**$12**

0 Bedroom, 0.00 Bathroom,
Commercial on 9.96 Acres

Crossroads South, Rural Grande Prairie No. 1, County of, Alberta

Discover an exceptional opportunity in the County of Grande Prairie with this manufacturing industrial property available for lease. Offering a large 26,516 square feet of shop space complemented by 5,000 square feet of office and parts space over two floors, this property is strategically zoned as RM-3 (Rural Heavy Industrial), perfectly suited for a wide spectrum of heavy industrial uses.  The shop area boasts a 42-foot ceiling height, equipped with a 20-ton, and a 10-ton bridge crane with an approximately 40-foot hook height, large access doors, and a smaller 5-ton crane.  This heavy industrial property is designed for efficiency and flexibility. Moreover, the building is situated on a 9.96-acre graveled and fenced yard, subdivided for each tenant, ensuring excellent access, security, and ample storage space. Its prime location just south of Highway 43 provides strategic connectivity for businesses servicing Northwest Alberta and Northern British Columbia.  To book a showing or obtain further details, contact your local Commercial RealtorÂ® today.

Built in 2006

## Essential Information

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|---|---|
| MLS® # | A2180547 |

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|---|---|
| Price | $12 |
| Bathrooms | 0.00 |
| Acres | 9.96 |
| Year Built | 2006 |
| Type | Commercial |
| Sub-Type | Industrial |
| Status | Active |

## Community Information

| | |
|---|---|
| Address | 9101 150 Avenue |
| Subdivision | Crossroads South |
| City | Rural Grande Prairie No. 1, County of |
| County | Grande Prairie No. 1, County of |
| Province | Alberta |
| Postal Code | T8V 2N9 |

## Additional Information

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| Date Listed | December 9th, 2024 |
| Days on Market | 248 |
| Zoning | RM-3 |

## Listing Details

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|---|---|
| Listing Office | RE/MAX Grande Prairie |

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