

# \$22 - 2-6361 Township Road 695a, Grovedale

MLS® #A2227481

**\$22**

0 Bedroom, 0.00 Bathroom,  
Commercial on 13.42 Acres

NONE, Grovedale, Alberta

This 12,000 sq.ft. space, part of a fully demised duplex property, features three 120-foot pull-through bays with six 18'™H x 14'™W overhead doors, situated on a shared 13.42-acre fenced and graveled lot in Grovedale, directly across from the Firehall. The property includes a 5-ton overhead crane, eight offices, a reception area, a boardroom, and negotiated access to a wash bay. Ideal for businesses operating on the south side of Grande Prairie, this well-equipped and rare find presents an exceptional leasing opportunity. Contact your local Commercial Realtor® today for more information or to arrange a tour.

Built in 2025

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2227481   |
| Price      | \$22       |
| Bathrooms  | 0.00       |
| Acres      | 13.42      |
| Year Built | 2025       |
| Type       | Commercial |
| Sub-Type   | Industrial |
| Status     | Active     |

## Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 2-6361 Township Road 695a |
| Subdivision | NONE                      |



|             |                           |
|-------------|---------------------------|
| City        | Grovedale                 |
| County      | Greenview No. 16, M.D. of |
| Province    | Alberta                   |
| Postal Code | T0H 3N0                   |

### Exterior

|              |            |
|--------------|------------|
| Construction | Wood Frame |
|--------------|------------|

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 17th, 2025 |
| Days on Market | 52              |
| Zoning         | M-1             |

### Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.