

# \$1,399,000 - 10350 144 Avenue, Rural Grande Prairie No. 1, County of

MLS® #A1149440

**\$1,399,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 3.21 Acres

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

Prime location!!! Lots of storage space on this 3.21 acre, fenced lot in the County and one block from city limits. Includes a 6,152 square foot shop, 2 coverall buildings (3,240 sq ft and 5,040 sq ft) and a 1,000 square foot, fully wired, detached office. The main shop features a mechanical room, wash room, 3 shop areas, , staff area in mezzanine, and an attached coverall. 600 amp electrical in shop. 580 volt power on site with 600 cfm compressor. This property is set up for sand blasting and painting. The Seller recently added a 54' x 16' Paint Booth and has it inside the 120' x 40' Cover All Building.

Built in 1997

## Essential Information

|            |             |
|------------|-------------|
| MLS® #     | A1149440    |
| Price      | \$1,399,000 |
| Bathrooms  | 0.00        |
| Acres      | 3.21        |
| Year Built | 1997        |
| Type       | Commercial  |
| Sub-Type   | Industrial  |
| Status     | Active      |

## Community Information

Address 10350 144 Avenue



|             |                                       |
|-------------|---------------------------------------|
| Subdivision | Highway 43 West Industrial Park       |
| City        | Rural Grande Prairie No. 1, County of |
| County      | Grande Prairie No. 1, County of       |
| Province    | Alberta                               |
| Postal Code | T8V 7S9                               |

### **Amenities**

|                |    |
|----------------|----|
| Parking Spaces | 40 |
|----------------|----|

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 23rd, 2021 |
| Days on Market | 1307                 |
| Zoning         | RM-2                 |

### **Listing Details**

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

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