

# \$26 - 9513 150 Street, Rural Grande Prairie No. 1, County of

MLS® #A2183437

## \$26

0 Bedroom, 0.00 Bathroom,  
Commercial on 2.47 Acres

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

This new construction industrial building boasts of two 110' pull-thru bays located just south of Highway 43 in the County of Grande Prairie. The property offers 6,050 SF of shop space with four 16'W by 18'H overhead doors, a large trough in the south bay, which is ideal for washing, and a dual-compartment sump in the north bay. Well-designed office area includes a reception, three offices, and a boardroom/lunchroom with two washrooms. All of this is situated on a 2.47-acre well gravel and fenced yard in the McRae Industrial Park. The property is not yet assessed but Additional Rent is estimated at \$4.00 PSF. To view call your Commercial Realtor® today.

Built in 2024

### Essential Information

MLS® #	A2183437
Price	\$26
Bathrooms	0.00
Acres	2.47
Year Built	2024
Type	Commercial
Sub-Type	Industrial
Status	Active

### Community Information



Address	9513 150 Street
Subdivision	Crossroads South
City	Rural Grande Prairie No. 1, County of
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T8x 0L2

### **Additional Information**

Date Listed	December 13th, 2024
Days on Market	130
Zoning	RM-3

### **Listing Details**

Listing Office	RE/MAX Grande Prairie
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