

**9614 105 Street
Grande Prairie, Alberta****MLS # A2183893****\$450,000****Division:** College Park**Type:** Industrial**Bus. Type:** -**Sale/Lease:** For Sale**Bldg. Name:** -**Bus. Name:** -**Size:** 4,285 sq.ft.**Zoning:** IG**Heating:** -**Addl. Cost:** -**Floors:** -**Based on Year:** -**Roof:** -**Utilities:** -**Exterior:** -**Parking:** -**Water:** -**Lot Size:** 0.33 Acre**Sewer:** -**Lot Feat:** -**Inclusions:** GARAGE HEATER

Renovated Industrial Shop with Office and Gated Yard – Zoned IG-immediate possession! ALSO AVAILABLE FOR LEASE FOR \$13/SQFT PLUS NNN. Rare opportunity to acquire a centrally located industrial shop with a gated yard for \$450K! Priced at just \$450,000, this property offers a well-equipped workspace with office space and secure outdoor storage. Property Features: -Shop Space: Main shop area measures 29' wide by 63' long and includes a 10' high x 16' wide overhead door. Additional heated side shop space with an overhead door. -Office Space: Includes a reception area, lunchroom, one private office, and a back section that could be converted into 2-3 offices or a boardroom. Fiber optic internet is available. -Power & Utilities: Previously used for welding, featuring 225-amp electrical service with multiple welding plugs. -Yard & Storage: Paved, fenced, and gated yard. Additional leased land to the north (\$1,500 for five years) could be fenced for extra storage or parking. -Additional Structures: A front building, not included in square footage, can be renovated for additional office space or removed to expand the yard. -Restrooms: Two renovated bathrooms – one for the office and one for the shop. -Zoning & Permitted Uses (IG Zoning) This flexible zoning allows for a wide range of industrial, commercial, and service-based businesses. Permitted uses include: -Automotive and equipment repair, sales, and rentals -Commercial storage, warehousing, and distribution -Manufacturing, welding, and oilfield support -Contractor businesses, equipment rental, and fleet services -Breweries, distilleries, and wineries -Restaurants, retail, and service stations -Prime Location & Investment Potential This is a rare chance to secure a fully functional industrial space at an unbeatable price point. Ideal for owner-operators, investors, or businesses

looking to expand. For more details or to schedule a viewing, contact us today.