

**9614 105 Street
Grande Prairie, Alberta**

MLS # A2183893



\$549,900

Division: College Park

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 4,700 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 space with Office and gated yard zoned IG! Something really hard to find in GP is a Shop Centrally located with gated yard space for under \$1,000,000. This building is just 550ka and has shop space, office space, and fenced,gated yard space. The main shop space has a 10' high by 16' wide door and is 29' wide and 63' long. There is an additional side heated shop space with an overhead door. The office features a lunch room beside the shop, a reception desk, one fully enclosed office and a back area that could be converted to be 2-3 more offices or a boardroom and there is fiber optic internet. The shop was previously used for welding so there 225amp electrical with several welding plugs. The fenced yard is paved and gated. There is also two renovated bathrooms, one for the office and one for the shop. There is a front building not included in the sqft that could be renovated to add more office space or torn down to all more yard space. The land to the north between the building and the tracks is leased for from the city for \$1500 for 5 years and could also be fenced for storage or used for parking. Flexible IG zoning allows for many permitted uses such as(plus many other discretionary uses see below): • Animal Service Facility, Major • Auctioneering Facility • Automotive and Equipment Repair and Sales, Major • Automotive and Equipment Repair and Sales, Minor • Brewery, Distillery or Winery and Accessory Use • Broadcasting Studio • Cannabis Production and Distribution • Commercial Recreation Facility, Indoor • Commercial Storage • Contractor, General • Contractor, Limited • Dispatch Office • Drinking Establishment, Minor • Dry Cleaning Plant • Equipment Rental and Repair • Essential Public Service • Family/Fast Food Restaurant • Fleet Service •

Funeral, Crematory and Interment Services • Gas Bar • General Industrial • Greenhouse • Industrial Business Center • Office, Major • Office, Minor • Oilfield Support • Outdoor Storage Facility • Recycling Depot • Restaurant • Restaurant & Drinking Establishment, Minor • Service Station • Shipping/Storage Container • Solar Collector • Storage Yard • Taxidermy • Truck and/or Manufactured Home Sales and/or Rental • Vehicle Wash, Major • Vehicle Wash, Minor • Warehouse, Distribution and/or Storage • Warehouse Sales, discretionary uses: • Automotive and/or Recreational Vehicle Sales, Rental and Service • Brewery, Distillery and Winery • Bulk Chemical and/or Fuel Storage Facility • Carnival • Casino • Commercial Recreation Facility, Outdoor • Commercial School • Community Recreation Facility • Education, Private • Late Night Club • Retail Store, Cannabis • Retail Store, Convenience • Small Wind Energy Systems • Surveillance Suite/Caretaker's Residence • Urban Agriculture