

**9519 115 Street  
Grande Prairie, Alberta**

**MLS # A2187218**



**\$895,000**

**Division:** Richmond Industrial Park

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 5,480 sq.ft.

**Zoning:** IG

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** 0.49 Acre

**Sewer:** -

**Lot Feat:** -

**Inclusions:** NA

Affordable and well set up shop available for sale in Richmond Industrial Park. 5,000 square foot shop space with a 480 square foot, portable office building attached. This shop is set up for a possible 3 businesses to work out of. It has three meters. The main shop area is 3,000 square feet, with a portable office space, 2 bathrooms, a kitchen / coffee area and a mezzanine. The other 2 shop bays are 25' x 40' each, with demising walls to separate them, their own man door access from the outside (as well as an interior man door connecting each area), a 14' x 14' over head door, a mezzanine and a bathroom. The shop is set up with an air compressor. There is a washing machine hookup in the main shop. There are 2 sumps in the main shop area and a sump in each of the smaller bays. There is upgraded power in one of the small bays. There is lots of parking space. This shop offers a perfect opportunity for an owner to work out of the main area and cover expenses by renting out the other two shop bays to 2 tenants.