



9519 115 Street **Grande Prairie, Alberta**

Heating: Floors:

Roof: **Exterior:**

Water:

Sewer:

Inclusions:

NA

MLS # A2187218



\$885,000

Industrial

Division:

Richmond Industrial Park

Type: Bus. Type: Sale/Lease: For Sale Bldg. Name: -Bus. Name: Size: 5,480 sq.ft. Zoning: Addl. Cost: Based on Year: **Utilities:** Parking: 0.49 Acre Lot Size: Lot Feat:

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 a 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.