

\$1,595,000 - 9825 38 Avenue, Rural Grande Prairie No. 1, County of

MLS® #A2189170

\$1,595,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

County Industrial Park., Rural Grande Prairie
No. 1, County of, Alberta

This versatile industrial facility is available as an investment sale with a strong tenant in place until Nov.2027. It offers a great south end location close to HWY.40 and the many industries that have significant operations south of Grande Prairie. Strategically positioned in proximity to the potential Wonder Valley tech complex which is poised to bring great infrastructure & investment into the region moving forward. There are two approaches for quick turnaround options, the property is fully fenced and has a graveled 3.16-acre lot. The shop area features five 18'x16' overhead doors. The office area is in good condition and includes four private offices, a bullpen, and shop support areas. Additionally, there's a second-floor office area and a mezzanine located within the shop. The property is priced competitively and is ready for a new ownership group to acquire a strong investment opportunity in the Grande Prairie area which is positioned for economic growth moving in the future.

Built in 1981

Essential Information

MLS® #	A2189170
Price	\$1,595,000
Bathrooms	0.00



Acres	0.00
Year Built	1981
Type	Commercial
Sub-Type	Industrial
Status	Active

Community Information

Address	9825 38 Avenue
Subdivision	County Industrial Park.
City	Rural Grande Prairie No. 1, County of
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T0H 0W3

Additional Information

Date Listed	January 27th, 2025
Days on Market	90
Zoning	RM-2

Listing Details

Listing Office	RE/MAX Grande Prairie
----------------	-----------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.