

# \$1,399,000 - 10350 144 Avenue, Rural Grande Prairie No. 1, County of

MLS® #A1149440

**\$1,399,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 3.21 Acres

Highway 43 West Industrial Park, Rural Grande Prairie No. 1, County of, Alberta

Prime location!!! Lots of storage space on this 3.21 acre, fenced lot in the County and one block from city limits. Includes a 6,152 square foot shop, 2 coverall buildings (3,240 sq ft and 5,040 sq ft) and a 1,000 square foot, fully wired, detached office. The main shop features a mechanical room, wash room, 3 shop areas, , staff area in mezzanine, and an attached coverall. 600 amp electrical in shop. 580 volt power on site with 600 cfm compressor. This property is set up for sand blasting and painting. The Seller recently added a 54' x 16' Paint Booth and has it inside the 120' x 40' Cover All Building.

Built in 1997

## Essential Information

MLS® #	A1149440
Price	\$1,399,000
Bathrooms	0.00
Acres	3.21
Year Built	1997
Type	Commercial
Sub-Type	Industrial
Status	Active

## Community Information

Address 10350 144 Avenue



Subdivision	Highway 43 West Industrial Park
City	Rural Grande Prairie No. 1, County of
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T8V 7S9

### **Amenities**

Parking Spaces	40
----------------	----

### **Additional Information**

Date Listed	September 23rd, 2021
Days on Market	1311
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.