

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

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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	186
Zoning	RM-2

### Listing Details

Listing Office	RE/MAX Grande Prairie
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