

# \$18 - 9502 42 Avenue, Rural Grande Prairie No. 1, County of

MLS® #A2171741

**\$18**

0 Bedroom, 0.00 Bathroom,  
Commercial on 8.94 Acres

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

This prime property on Grande Prairie's south side offers an ideal setup for companies seeking a functional, well-equipped building. The facility features two 100' pull-thru bays, including a wash bay, plus two 60' stub bays, complemented by a newly renovated office area and a spacious training room. Situated on 8.95 acres of graveled, fenced yard with paved staff parking, the property also boasts a powered gate, excellent turning radius, and a well-maintained yard. Inside, the shop includes a mezzanine parts area, shop offices, and a dispatch zone, while the office building offers newly renovated air-conditioned offices, a reception area, kitchen, and a large training room.

Built in 2000

## Essential Information

MLS® #	A2171741
Price	\$18
Bathrooms	0.00
Acres	8.94
Year Built	2000
Type	Commercial
Sub-Type	Industrial
Status	Active

## Community Information



Address	9502 42 Avenue
Subdivision	County Industrial Park.
City	Rural Grande Prairie No. 1, County of
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T8W 5A8

### **Additional Information**

Date Listed	October 22nd, 2024
Days on Market	263
Zoning	RM-2

### **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.