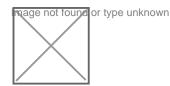


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

9614 105 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationGrande Prairie, Alberta

Listing ID: 27117

MLS ID: A2183893

\$475,000



△ DANIEL CRAM

(780) 814-9482

Sutton Group Grande Prairie Professionals

2 780-532-7701

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9614 105 Street , Grande Prairie , Alberta T8V 6M3

Transaction Type

For Sale

Days On Market

154

Zoning IG

Subdivision

College Park

Year Built

1937

Structure Type

Industrial

Property Type

Commercial

Property Sub Type

Industrial

Legal Plan 2220487

Building Area (Sq. Ft.)

4285.00

Building Area (Sq. M.)

398.09

Lot Size (Sq. Ft.)

14208

Lot Size (Acres)

0.33

Access to Property

Public

Inclusions

GARAGE HEATER

Restrictions

Reports

None Known None

Renovated Industrial Shop with Office and Gated Yard – Zoned IG-immediate possesion! Rare opportunity to acquire a centrally located industrial shop with a gated yard for UNDER 500K! Priced at just \$499,900, this property offers a well-equipped workspace with office space and secure outdoor storage. Property Features: -Shop Space: Main shop area measures 29' wide by 63' long and includes a 10' high x 16' wide overhead door. Additional heated side shop space with an overhead door. -Office Space: Includes a reception area, lunchroom, one private office, and a back section that could be converted into 2-3 offices or a boardroom. Fiber optic internet is available. -Power & Utilities: Previously used for welding, featuring 225-amp electrical service with multiple welding plugs. -Yard & Storage: Paved, fenced, and gated yard. Additional leased land to the north (\$1,500 for five years) could be fenced for extra storage or parking. -Additional Structures: A front building, not included in square footage, can be renovated for additional office space or removed to expand the yard. -Restrooms: Two renovated bathrooms - one for the office and one for the shop. -Zoning & Permitted Uses (IG Zoning) This flexible zoning allows for a wide range of industrial, commercial, and service-based businesses. Permitted uses include: -Automotive and equipment repair, sales, and rentals -Commercial storage, warehousing, and distribution -Manufacturing, welding, and oilfield support -Contractor businesses, equipment rental, and fleet services -Breweries, distilleries, and wineries -Restaurants, retail, and service stations -Prime Location & Investment Potential This is a rare chance to secure a fully functional industrial space at an unbeatable price point. Ideal for owner-operators, investors, or businesses looking to expand. For more details or to schedule a viewing, contact us today.

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