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9614 105 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Grande Prairie, Alberta



Listing ID:
27117


MLS ID:
A2183893

\$475,000



 **DANIEL CRAM**
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 Sutton Group Grande Prairie Professionals
 780-532-7701

 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 None Known	Reports None	

Renovated Industrial Shop with Office and Gated Yard – Zoned IG-immediate possession! 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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