

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.

## 9519 115 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale





**Location**  
Grande Prairie, Alberta



**Listing ID:**  
27294

**MLS ID:**  
A2187218

**\$885,000**



 **WAYNE LOCK**  
 (780) 831-7573

 RE/MAX Grande Prairie  
 780-538-4747

 9519 115 Street , Grande Prairie , Alberta T8V 5M3

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 167
<b>Zoning</b> IG	<b>Subdivision</b> Richmond Industrial Park	<b>Year Built</b> 1979
<b>Structure Type</b> Industrial	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Industrial
<b>Legal Plan</b> 7822679	<b>Building Area (Sq. Ft.)</b> 5480.00	<b>Building Area (Sq. M.)</b> 509.10
<b>Lot Size (Sq. Ft.)</b> 21344	<b>Lot Size (Acres)</b> 0.49	<b>Inclusions</b> NA
<b>Restrictions</b> None Known	<b>Reports</b> None	

Affordable and well set up shop available for sale in Richmond Industrial Park. 5,000 square foot shop space with a 480 square foot, portable office building attached. This shop is set up for a possible 3 businesses to work out of. It has three meters. The main shop area is 3,000 square feet, with a portable office space, 2 bathrooms, a kitchen / coffee area and a mezzanine. The other 2 shop bays are 25' x 40' each, with demising walls to separate them, their own man door access from the outside (as well as a interior man door connecting each area), a 14' x 14' over head door, a mezzanine and a bathroom. The shop is set up with an air compressor. There is a washing machine hookup in the main shop. There are 2 sumps in the main shop area and a sump in each of the smaller bays. There is upgraded power in one of the small bays. There is lots of parking space. This shop offers a perfect opportunity for an owner to work out of the main area and cover expenses by renting out the other two shop bays to 2 tenants.

**Disclaimer** - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. 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.