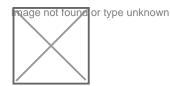


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 11417 91 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**Grande Prairie, Alberta

Listing ID: 29636

MLS ID: A2197449

\$1,950,000



**△** CORD SPERO

**(780)** 832-5880

■ RE/MAX Grande Prairie

**2** 780-538-4747

r<u>M</u>1

11417 91 Avenue, Grande Prairie, Alberta T8X 5Z3

**Transaction Type** 

For Sale

Subdivision

Richmond Industrial Park

Property Type Commercial

Building Area (Sq. Ft.)

6877.00

Lot Size (Acres)

0.92

**Reports** None **Days On Market** 

179

Year Built

2005

**Property Sub Type** 

Industrial

Building Area (Sq. M.)

638.89

Inclusions

n/a

Zoning

IG

Structure Type

Industrial

Legal Plan

8020127

Lot Size (Sq. Ft.)

40075

Restrictions

None Known

An exceptional investment opportunity awaits with this centrally located commercial property in the heart of Grande Prairie's Richmond Industrial Park, secured by a AAA tenant on a five-year lease with no plans to relocate. This 6,900 sq. ft. building, including 1,100 sq. ft. of heated warehouse space, is designed for functionality and growth, featuring a professional reception area, spacious boardroom, designated lunchroom, and a versatile bullpen. Situated on a 0.92-acre lot, the property offers ample outdoor storage, paved parking, and seamless accessibility, making it a prime asset for any investor. Don't miss this rare chance—contact your Commercial Realtor® today for more details or to arrange a showing.

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