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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
 780-538-4747

 11417 91 Avenue , Grande Prairie , Alberta T8X 5Z3

Transaction Type

For Sale

Days On Market

179

Zoning

IG

Subdivision

Richmond Industrial Park

Year Built

2005

Structure Type

Industrial

Property Type

Commercial

Property Sub Type

Industrial

Legal Plan

8020127

Building Area (Sq. Ft.)

6877.00

Building Area (Sq. M.)

638.89

Lot Size (Sq. Ft.)

40075

Lot Size (Acres)

0.92

Inclusions

n/a

Restrictions

None Known

Reports

None

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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