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## 11419 95 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale





**Location**  
Grande Prairie, Alberta



**Listing ID:**  
31233

**MLS ID:**  
A2236720

**\$7,900,000**



 **WARREN COCHLIN**  
 (780) 701-1932

 **CDN Global Advisors Ltd.**  
 403-531-4336

 11419 95 Avenue , Grande Prairie , Alberta T8V 5P7

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 189	<b>Zoning</b> IG
<b>Subdivision</b> Richmond Industrial Park	<b>Year Built</b> 2010	<b>Structure Type</b> Industrial
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Industrial	<b>Legal Plan</b> 122176
<b>Building Area (Sq. Ft.)</b> 44510.00	<b>Building Area (Sq. M.)</b> 4135.08	<b>Inclusions</b> None
<b>Restrictions</b> Airspace Restriction	<b>Reports</b> Title	

Free standing building with large yard in Grande Prairie. Well compacted fully fenced and gated yard. Excellent property for manufacturing or service companies that require trailer and equipment storage. 44,510 SF freestanding building on 2.81 acres in Richmond Industrial Park. Approximately 4,000 square feet of office, and 40,510 square feet of warehouse. Office area includes 7 offices, 2 open workstations, lunchroom, boardroom, reception, and file room. Warehouse features make-up air and two 2.5-ton cranes. Six (6) grade loading doors Quick access to the airport, Highway 40 and Highway 43.

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