

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 89 AVENUE FOR LEASE

Commercial Real Estate > Commercial Property for Lease





Location
Grande Prairie, Alberta



Listing ID:
32072


MLS ID:
A2255477

\$17



 **CORD SPERO**
 (780) 832-5880

 RE/MAX Grande Prairie
 780-538-4747

 11417 89 Avenue , Grande Prairie , Alberta T8V 5X3

Transaction Type For Lease	Title Fee Simple	Days On Market 1
Lease Amount 17.00	Lease Frequency Annually	Zoning IG
Subdivision Richmond Industrial Park	Year Built 2000	Structure Type Industrial
Property Type Commercial	Property Sub Type Industrial	Legal Plan 8020127
Building Area (Sq. Ft.) 9600.00	Building Area (Sq. M.) 891.86	Lot Size (Sq. Ft.) 58370
Lot Size (Acres) 1.34	Inclusions n/a	Restrictions None Known
Reports None		

A prime industrial offering in the heart of Grande Prairie's Richmond Industrial area, this property spans two separately titled lots totaling 1.34 acres, providing future flexibility and expansion potential. The 9,600 sq.ft. shop (built circa 2000) is zoned General Industrial (IG) and features five 60' pull-through bays, including a dedicated wash bay, all serviced by 14' x 14' overhead doors. Inside offers approximately 1,500 sq.ft. of air-conditioned office space and 8,100 sq.ft. of shop and mezzanine with two parts rooms. Excellent access in all directions and a functional layout make this property stand out. Please note, the Quonset and loading deck are not included in the list price. Call your Commercial Realtor® today to arrange a private tour.

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.