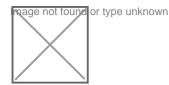




The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 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

M

11417 89 Avenue, Grande Prairie, Alberta T8V 5X3

**Transaction Type** 

For Lease

**Lease Amount** 

17.00

Subdivision

Richmond Industrial Park

Property Type Commercial

Building Area (Sq. Ft.)

9600.00

Lot Size (Acres)

1.34

Reports

None

Title

Fee Simple

Lease Frequency

Annually

Year Built

2000

**Property Sub Type** 

Industrial

Building Area (Sq. M.)

891.86

Inclusions

n/a

**Days On Market** 

1

**Zoning** 

IG

Structure Type

Industrial

Legal Plan

8020127

Lot Size (Sq. Ft.)

58370

Restrictions

None Known

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.

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