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11417 89 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Grande Prairie, Alberta



Listing ID:
32073


MLS ID:
A2255498

\$2,150,000



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

 RE/MAX Grande Prairie
 780-538-4747

 11417 89 Avenue , Grande Prairie , Alberta T8V 5X3

Transaction Type For Sale	Title Fee Simple	Days On Market 84
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' 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 loading deck is not included in the list price. Call your Commercial Realtor® today to arrange a private tour.

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