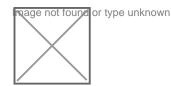


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

11417 89 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationGrande Prairie, Alberta

Listing ID: 32073

MLS ID: A2255498

\$2,150,000



△ CORD SPERO

(780) 832-5880

RE/MAX Grande Prairie

2 780-538-4747

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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

Building Area (Sq. Ft.)

Year Built 2000

Structure Type

Industrial

Property Type Commercial

Property Sub Type

Industrial

Legal Plan

8020127

Building Area (Sq. M.)

891.86

Lot Size (Sq. Ft.)

Lot Size (Acres)

Inclusions

n/a

Restrictions None Known

58370

Reports None

1.34

9600.00

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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