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## 11101 97 AVENUE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



**Location**Grande Prairie, Alberta

Listing ID:

32234

MLS ID: A2258623

\$16



**△** CORD SPERO

**(780)** 832-5880

RE/MAX Grande Prairie

**2** 780-538-4747

rM:

11101 97 Avenue, Grande Prairie, Alberta T8V 3J6

**Transaction Type** 

For Lease

**Lease Amount** 

16.00

Subdivision

Richmond Industrial Park

Property Type Commercial

Building Area (Sq. Ft.)

8360.00

Lot Size (Acres)

1.60

Reports None Title

Fee Simple

**Lease Frequency** 

Annually

Year Built 1970

**Property Sub Type** 

Industrial

Building Area (Sq. M.)

776.66

Inclusions

n/a

**Days On Market** 

63

Zoning

IG

Structure Type

Industrial

Legal Plan

2017RS

Lot Size (Sq. Ft.)

69643

Restrictions

None Known

A rare industrial opportunity in the heart of Richmond Industrial, directly across from Gregg Distributors, this 1.6-acre property is well-positioned with excellent access to all directions. The 8,360 sq.ft. building is zoned General Industrial (IG) and designed for functionality, featuring 50' deep bays, six 12'W x 14'H overhead doors, and one 14'W x 12'H overhead door. Inside you'll find approximately 1,350 sq.ft. of well-planned office space and 7,010 sq.ft. of shop space powered with 400A 600V 3-phase service. The shop is equipped with upgraded lighting, radiant heat, and a functional layout that supports a wide range of industrial uses. With dual approaches, excellent yard flow, and a highly visible location, this property is set up to support your business operations. Call your Commercial Realtor® today for more information or to book a private tour.

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