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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**  
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 RE/MAX Grande Prairie  
 780-538-4747

 11101 97 Avenue , Grande Prairie , Alberta T8V 3J6

<b>Transaction Type</b> For Lease	<b>Title</b> Fee Simple	<b>Days On Market</b> 250
<b>Lease Amount</b> 16.00	<b>Lease Frequency</b> Annually	<b>Zoning</b> IG
<b>Subdivision</b> Richmond Industrial Park	<b>Year Built</b> 1970	<b>Structure Type</b> Industrial
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Industrial	<b>Legal Plan</b> 2017RS
<b>Building Area (Sq. Ft.)</b> 8360.00	<b>Building Area (Sq. M.)</b> 776.66	<b>Lot Size (Sq. Ft.)</b> 69643
<b>Lot Size (Acres)</b> 1.60	<b>Inclusions</b> n/a	<b>Restrictions</b> None Known
<b>Reports</b> None		

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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