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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
 780-538-4747

 11101 97 Avenue , Grande Prairie , Alberta T8V 3J6

Transaction Type For Lease	Title Fee Simple	Days On Market 191
Lease Amount 16.00	Lease Frequency Annually	Zoning IG
Subdivision Richmond Industrial Park	Year Built 1970	Structure Type Industrial
Property Type Commercial	Property Sub Type Industrial	Legal Plan 2017RS
Building Area (Sq. Ft.) 8360.00	Building Area (Sq. M.) 776.66	Lot Size (Sq. Ft.) 69643
Lot Size (Acres) 1.60	Inclusions n/a	Restrictions None Known
Reports 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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