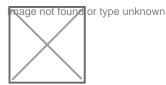


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 9401 98 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**La Crete, Alberta

Listing ID: 32305

MLS ID: A2260558

\$595,000



<sup>△</sup> CALEB DOERKSEN

**(780)** 502-0516

RE/MAX Grande Prairie

**2** 780-538-4747

🖄 9401 98 Street , La Crete , Alberta T0H2H0

**Transaction Type** 

For Sale

**Days On Market** 

Zoning LC-HI

Subdivision

NONE

**Building Type** Commercial Mix Year Built

**Structure Type** 

Industrial

**Property Type** 

2005

Commercial

Mixed Use

Legal Plan

0227658

Building Area (Sq. Ft.)

3840.00

Building Area (Sq. M.)

**Property Sub Type** 

356.74

Lot Size (Sq. Ft.)

46609

Lot Size (Acres)

1.07

Roof Metal

Heating

Overhead Heater(s), Natural Gas

**Access to Property** 

Airport Nearby, Direct Access

Inclusions

N/A

Restrictions

Underground Utility Right of Way

Reports

Aerial Photos, Appraisal, Title

Whether you're looking to expand your existing operation or kickstart something new, this property has the space, exposure, and potential you've been waiting for! Sitting on 1.07 acres in the vibrant town of La Crete, this 48' x 80' industrial shop with 16' ceilings offers the ultimate setup for your business. The building features a two-bay shop, reception/office area with retail space, a welcoming reception desk, plus a mezzanine with additional office space. Currently tenant-occupied, with flexibility for partial or full vacancy depending on your needs. Outside, you'll find a graveled yard, chain-link fencing on three sides, and ample room for storage. The prime corner location at a major intersection ensures maximum visibility and traffic from both directions—ideal for drawing in new customers and growing your brand. Don't let this one slip away—properties like this in La Crete don't come around often!

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