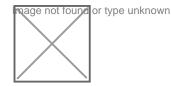


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11485 97 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location

Grande Prairie, Alberta

Listing ID:

32489

MLS ID:

A2261286

\$3,500,000



- △ JOSH DESGAGNE
- (780) 518-7428
- Grassroots Realty Group Ltd.
- **1-833-477-6687**

rPr

11485 97 Avenue, Grande Prairie, Alberta T8V5R8

Transaction Type

For Sale

Title

Fee Simple

Days On Market

21

Zoning

IG

Subdivision

Richmond Industrial Park

Building Area (Sq. Ft.)

Year Built

1994

Structure Type

Industrial

Property Type Commercial Property Sub Type

Industrial

Legal Plan

7822679

Building Area (Sq. M.)

1387.96

Lot Size (Sq. Ft.)

113256

Lot Size (Acres) 2.60

14940.00

Inclusions

All equipment fixtures, list provided upon

signed NDA

Restrictions

Reports

None Known Financial Statements, Other Documents

An exceptional possibility to own a turn-key, deeply established business with a prime location in Richmond Industrial. "G.P. TRUCKWASH LTD." has been in operation since 1998 with a strong customer base and even more potential for future growth. Sale features all assets, fixtures + equipment, including the +/-14,940sq.ft fully concrete building (built 1994) with 4x 100' pull-through wash bays, public washroom and front retail/office space, as well as the additional 60' rental bay with separate yard, 2x full washrooms and upstairs office or potential retail area. Rear yard is fully fenced totalling 2.6 Acres (2 Lots), with option to lease out additional space. Contact your Commercial REALTOR® of choice for more information on this rare opportunity!

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