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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

 11485 97 Avenue , Grande Prairie , Alberta T8V5R8

Transaction Type For Sale	Title Fee Simple	Days On Market 210
Zoning IG	Subdivision Richmond Industrial Park	Year Built 1994
Structure Type Industrial	Property Type Commercial	Property Sub Type Business
Legal Plan 7822679	Building Area (Sq. Ft.) 14940.00	Building Area (Sq. M.) 1387.96
Lot Size (Sq. Ft.) 113256	Lot Size (Acres) 2.60	Inclusions All equipment fixtures, list provided upon signed NDA
Restrictions None Known	Reports 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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