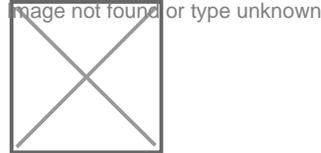


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 9802 97 STREET FOR SALE



Commercial Real Estate > Commercial Property for Sale

**Location**  
La Crete, Alberta

**Listing ID:**  
32932

**MLS ID:**  
A2271359

**\$699,000**



 **CALEB DOERKSEN**  
 (780) 502-0516

 RE/MAX Grande Prairie  
 780-538-4747

 9802 97 Street , La Crete , Alberta T0H2H0

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 107	<b>Zoning</b> LC-LI
<b>Subdivision</b> NONE	<b>Building Type</b> See Remarks	<b>Year Built</b> 2008
<b>Structure Type</b> Industrial	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Industrial
<b>Legal Plan</b> 0626286	<b>Building Area (Sq. Ft.)</b> 4608.00	<b>Building Area (Sq. M.)</b> 428.09
<b>Lot Size (Sq. Ft.)</b> 43560	<b>Lot Size (Acres)</b> 1.00	<b>Footprint (Sq. Ft.)</b> 4608
<b>Roof</b> Metal	<b>Foundation</b> ICF Block,Poured Concrete	<b>Electric</b> 200 Amp Service
<b>Heating</b> Natural Gas,Radiant	<b>Lot Features</b> Corner Lot,Yard Drainage	<b>Commercial Amenities</b> Compacted Yard,Compressed Air Lines,Exhaust Fan(s),Floor Drain(s)/Grease Trap(s),Yard Drainage
<b>Access to Property</b> Direct Access	<b>Inclusions</b> Air compressor	<b>Restrictions</b> None Known
<b>Reports</b> Aerial Photos,Appraisal,Title		

Prime 1-Acre Commercial Lot With a Fully Serviced 48' x 96' Shop! Incredible opportunity to secure a versatile commercial property offering room to grow. Sitting on 1 acre, this site features a 48' x 96' fully serviced shop, with the option to purchase two adjacent lots for a combined 3+/- acres—perfect for expanding your current operation or planning for future development. The yard is built up and graveled, providing excellent drainage and durability for heavy equipment. A chain-link fence surrounds the entire perimeter for added security and organization. The shop is impressively equipped with two full 96' drive-through bays, featuring four 16' x 16' overhead doors—ideal for trucks, machinery, or large-scale operations. Inside, the space is clean and professional, finished top to bottom with metal cladding. A service pit in one bay makes maintenance easy, while built-in workbenches, an air compressor, and bright lighting make it immediately functional for a wide range of trades. This is a turn-key opportunity to start or expand your business in a prime location in La Crete.

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