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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**
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 **RE/MAX Grande Prairie**
 780-538-4747

 **9802 97 Street , La Crete , Alberta T0H2H0**

Transaction Type	Days On Market	Zoning
For Sale	60	LC-LI
Subdivision	Building Type	Year Built
NONE	See Remarks	2008
Structure Type	Property Type	Property Sub Type
Industrial	Commercial	Industrial
Legal Plan	Building Area (Sq. Ft.)	Building Area (Sq. M.)
0626286	4608.00	428.09
Lot Size (Sq. Ft.)	Lot Size (Acres)	Footprint (Sq. Ft.)
43560	1.00	4608
Roof	Foundation	Electric
Metal	ICF Block,Poured Concrete	200 Amp Service
Heating	Lot Features	Commercial Amenities
Natural Gas,Radiant	Corner Lot,Yard Drainage	Compacted Yard,Compressed Air Lines,Exhaust Fan(s),Floor Drain(s)/Grease Trap(s),Yard Drainage
Access to Property	Inclusions	Restrictions
Direct Access	Air compressor	None Known
Reports		
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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