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