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11417 91 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Grande Prairie, Alberta



Listing ID:
33522

MLS ID:
A2277931

\$1,950,000



 **CORD SPERO**
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 RE/MAX Grande Prairie
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11417 91 Avenue , Grande Prairie , Alberta T8X 5Z3

Transaction Type For Sale	Days On Market 143	Zoning IG
Subdivision Richmond Industrial Park	Year Built 2005	Structure Type Industrial
Property Type Commercial	Property Sub Type Industrial	Legal Plan 8020127
Building Area (Sq. Ft.) 6900.00	Building Area (Sq. M.) 641.03	Lot Size (Sq. Ft.) 40075
Lot Size (Acres) 0.92	Inclusions n/a	Restrictions None Known
Reports None		

An exceptional investment opportunity awaits with this centrally located commercial property in the heart of Grande Prairie's Richmond Industrial Park, secured by a AAA tenant on a five-year escalating lease, maturing in May of 2029 with no plans to relocate. This 6,900 sq. ft. building, including 1,100 sq. ft. of heated warehouse space, is designed for functionality and growth, featuring a professional reception area, spacious boardroom, designated lunchroom, and a versatile bullpen. Situated on a 0.92-acre lot, the property offers ample outdoor storage, paved parking, and seamless accessibility, making it a prime asset for any investor. Don't miss this rare chance—contact your Commercial Realtor® today for more details or to arrange a showing.

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