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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**  
 (780) 832-5880

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

 **11417 91 Avenue , Grande Prairie , Alberta T8X 5Z3**

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