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9917 112 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Grande Prairie, Alberta



Listing ID:
34687

MLS ID:
A2298017

\$965,000



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

 9917 112 Avenue , Grande Prairie , Alberta T8X 1V5

Transaction Type For Sale	Days On Market 61	Zoning CA
Subdivision VLA Montrose	Year Built 1980	Structure Type Industrial
Property Type Commercial	Property Sub Type Industrial	Legal Plan 7722521
Building Area (Sq. Ft.) 6250.00	Building Area (Sq. M.) 580.64	Lot Size (Sq. Ft.) 11277
Lot Size (Acres) 0.26	Inclusions n/a	Restrictions None Known
Reports None		

Centrally located in the heart of Grande Prairie, this extremely cost-effective property offers an ideal combination of warehouse/storage space with 20' ceiling height and a professional front office or retail, making it perfect for businesses servicing the local market. The building features a fenced yard, a 26' covered rear loading area with convenient alley access, mezzanine space, and an air-conditioned front office/retail area, 200 Amp, 3-phase power, all within a clean and well-maintained facility. The upstairs portion of the building is currently leased to a strong tenant through mid-2027 with no intentions of leaving, generating \$18,000 per annum and providing income for an owner-user on the main floor. The 5,000 sq.ft. main floor footprint will be available for occupancy on October 1, 2026. Opportunities at this price point are hard to find—call your Commercial Realtor® today for more information or to book a showing.

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