

11417 91 Avenue
Grande Prairie, Alberta

MLS # A2197449



\$1,950,000

Division:	Richmond Industrial Park
Type:	Industrial
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	6,877 sq.ft.
Zoning:	IG

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	0.92 Acre
Sewer:	-	Lot Feat:	-
Inclusions:	n/a		

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 lease 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.