



DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
OUELLETTE  
ASSOCIATE

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11101 97 Avenue  
Grande Prairie, Alberta

MLS # A2258623



\$16 per sq.ft.

|             |     |                |            |
|-------------|-----|----------------|------------|
| Heating:    | -   | Addl. Cost:    | -          |
| Floors:     | -   | Based on Year: | -          |
| Roof:       | -   | Utilities:     | -          |
| Exterior:   | -   | Parking:       | -          |
| Water:      | -   | Lot Size:      | 1.60 Acres |
| Sewer:      | -   | Lot Feat:      | -          |
| Inclusions: | n/a |                |            |

A rare industrial opportunity in the heart of Richmond Industrial, directly across from Gregg Distributors, this 1.6-acre property is well-positioned with excellent access to all directions. The 8,360 sq.ft. building is zoned General Industrial (IG) and designed for functionality, featuring 50’ deep bays, six 12’W x 14’H overhead doors, and one 14’W x 12’H overhead door. Inside you’ll find approximately 1,350 sq.ft. of well-planned office space and 7,010 sq.ft. of shop space powered with 400A 600V 3-phase service. The shop is equipped with upgraded lighting, radiant heat, and a functional layout that supports a wide range of industrial uses. With dual approaches, excellent yard flow, and a highly visible location, this property is set up to support your business operations. Call your Commercial Realtor today for more information or to book a private tour.