

780-831-7725

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11101 97 Avenue Grande Prairie, Alberta

Heating:
Floors:
Roof:
Exterior:
Water:
Sewer:
Inclusions:

n/a

MLS # A2258623



\$16 per sq.ft.

Richmond Industrial Park

Industrial

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Bus. Type:	-	
Sale/Lease:	For Lease	
Bldg. Name:	-	
Bus. Name:	-	
Size:	8,360 sq.ft.	
Zoning:	IG	
	Addl. Cost:	-
	Based on Year:	-
	Utilities:	-
	Parking:	-
	Lot Size:	1.60 Acres
	Lot Feat:	-

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'Il 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.

Division:

Type: