



GRASSROOTS
REALTY GROUP

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11101 97 Avenue
Grande Prairie, Alberta

MLS # A2258623



\$16 per sq.ft.

Division: Richmond Industrial Park

Type: Industrial

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 8,360 sq.ft.

Zoning: IG

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.