



**GRASSROOTS**  
REALTY GROUP

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11417 91 Avenue  
Grande Prairie, Alberta

MLS # A2277931



**\$1,950,000**

**Division:** Richmond Industrial Park

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 6,900 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 escalating lease, maturing in May of 2029 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.