



**11218/34 89 Avenue
Grande Prairie, Alberta**

MLS # A2147320



\$1,500,000

Division: Richmond Industrial Park

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 12,709 sq.ft.

Zoning: IG

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

FOR SALE: SHOP/OFFICE on TWO lots! High Traffic Location, Easy Access, 12,709 sq.ft. in two tenant building on 1.66 acres. Lots of windows, Offices are newly renovated, fenced yards. SHOPS: 84' x 39'5" +/- 11234 and 68' x 38' +/- 11218. Eight (most electric lift) overhead doors 11218-#1-10'x10', #2-12'x14', #3/#4-14'x14', 11234-#5-8 -12'x14'. Dedicated wash bay set up in 11218, 11234 is auto detailing/wash bay with Sumps. Lighting-LED, Fluorescent, and Mercury Vapor, Electrical-200AMP, Volts-240AC, Ceiling Fans, Overhead unit heaters, Forced Air/AC, six washrooms (one with shower), Clear ceiling height 14'. OFFICES: 11218 newly renovated in 2023 - freshly painted walls, vinyl plank flooring and base, new carpet on stairs. PARKING: Paved front, gravel rear, good radius for bay access. ZONING: IG-General Industrial, LOCATION: Richmond Industrial Park, UTILITIES: Tenant Pays, Projected 2024 NOI = \$120,410 +/-, 11218 Tenanted to Jan 31, 2027, 11234-Tenanted to Dec 31, 2028.