

**11417 89 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2255498**



**\$2,150,000**

**Division:** Richmond Industrial Park

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 9,600 sq.ft.

**Zoning:** IG

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** 1.34 Acres

**Sewer:** -

**Lot Feat:** -

**Inclusions:** n/a

A prime industrial offering in the heart of Grande Prairie's Richmond Industrial area, this property spans two separately titled lots totaling 1.34 acres, providing future flexibility and expansion potential. The 9,600 sq.ft. shop (built circa 2000) is zoned General Industrial (IG) and features five 60' pull-through bays, including a dedicated wash bay, all serviced by 14' x 14' overhead doors. Inside offers approximately 1,500 sq.ft. of air-conditioned office space and 8,100 sq.ft. of shop and mezzanine with two parts rooms. Excellent access in all directions and a functional layout make this property stand out. Please note, the Quonset and loading deck are not included in the list price. Call your Commercial Realtor today to arrange a private tour.