

8602 111A Street  
Grande Prairie, Alberta

MLS # A2257149



## \$1,250,000

**Division:** Richmond Industrial Park

**Type:** Industrial

**Bus. Type:** Industrial

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 5,000 sq.ft.

**Zoning:** IG

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** 0.82 Acre

**Sewer:** -

**Lot Feat:** -

**Inclusions:** n/a

A smart, flexible 5,000 sq. ft. industrial building on the south side of Richmond Industrial Park—recently tinned and set on a fully fenced 0.82-acre yard with an automatic gate for secure, convenient access. Featuring four 50' bays, each with a 12' x 16' overhead door, three-phase power, and a functional layout that easily demises into two 2,500 sq. ft. halves, this is an ideal owner-user opportunity to occupy one side and lease the other, or operate end-to-end as a single tenant. Positioned just off 84 Ave, north of Canadian Culverts, with quick connections across the city. Call your Commercial REALTOR® for details or to book a showing today. (Lease Listing: A2257141)