



11491 98 Avenue  
Grande Prairie, Alberta

MLS # A2275559

**\$1,500,000**



**Division:** Richmond Industrial Park

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 7,965 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:** NA

This is a really nice building. Located on 0.822 acre lot in Richmond Industrial. Large paved, parking lot. Fenced compound. The shop / warehouse has 1 - 12' OH door, 1 - Cross dock with a 10' OH door, 1 - 10' grade OH door. 26' ceiling height. There is a large showroom at the entrance with a reception / service desk area. The office area consists of 3 offices, a board room, kitchenette, copier room, and a large common area set up with bull pen type offices. Zoned IG.