



GRASSROOTS
REALTY GROUP

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10946 89 Avenue
Grande Prairie, Alberta

MLS # A2317998



\$2,950,000

Division: Richmond Industrial Park

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 15,736 sq.ft.

Zoning: IG

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 1.91 Acres

Sewer: -

Lot Feat: -

Inclusions: n/a

Located in the Richmond Industrial Park, a central Grande Prairie location with excellent access to all areas of the city, this impressive 15,736 SF industrial facility offers exceptional functionality for a wide range of industrial and service users. Constructed with concrete block and insulated steel-frame construction with brick exterior accents, the building features 15,210 SF on the main floor, including approximately 4,250 SF of office space. The office area includes two large multi-purpose rooms ideally suited for training, boardroom use, or secure storage of equipment such as PPE, etc. The shop is highly functional with five drive-through bays, including a dedicated wash bay that is fully serviced with municipal water and sewer, four 16'x16'H overhead doors at the rear of the building, and seven additional 14'x14'H overhead doors providing access to the south side of the facility. Additional features include a 2-ton overhead crane with an approximate hook height of 15'5", new rooftop HVAC units installed in 2024, 400-amp main electrical service plus an additional 200-amp service in the newer portion of the building, and varying clear ceiling heights throughout the shop reaching up to 19 feet. A rare opportunity to acquire a versatile industrial property with substantial office buildout, multiple drive-through bays, a crane, and a highly accessible central location. Call your Commercial Realtor today for more information or to arrange a private tour.