



GRASSROOTS
REALTY GROUP

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11020 89 Avenue
Grande Prairie, Alberta

MLS # A2344412



\$2,299,000

Division: Richmond Industrial Park

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 19,310 sq.ft.

Zoning: IG

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

Prime Multi-Tenant Commercial Investment Opportunity! Great opportunity to acquire a well-positioned, fully leased multi-tenant commercial property in Grande Prairie's Richmond Industrial Park. Situated on an expansive 1.9-acre lot, this property features over 19,000 sq.ft as a 10-bay multi-unit shop at approximately 1649 sq. ft. per bay with 14' overhead doors, bathroom and some bays feature flex mezzanine space. Four of the bays (2 on each end) include an additional 705 sq. ft. of well-appointed office space, providing flexible functionality for a variety of commercial and industrial tenants. The property is fully leased, with all tenants currently on month-to-month leases, offering an established income stream along with flexibility for future ownership and leasing strategies. An excellent opportunity to add a versatile, income-generating commercial property to your portfolio in one of Grande Prairie's established industrial areas.