



GRASSROOTS
REALTY GROUP

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9124 111 Street
Grande Prairie, Alberta

MLS # A2349217



\$814,900

Division: Richmond Industrial Park

Type: Office

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 6,264 sq.ft.

Zoning: IG

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 0.71 Acre

Sewer: -

Lot Feat: -

Inclusions: 4 ton crane, washing machine

Versatile industrial space with renovated offices in Richmond Industrial Park! Located at 9124 111 Street, this property offers approximately 4,800 sq. ft. on the main floor plus 1,464 sq. ft. upstairs, providing a functional mix of shop, office, workroom and storage space. The spacious shop features approximately 18-foot ceilings, three overhead doors measuring 14 feet wide by 16 feet high, and a 4-ton overhead bridge crane. Currently set up with five designated office spaces, the flexible layout offers room to adapt the space to suit your wants, needs and business operations. A renovated reception area, two 2-piece bathrooms and ample storage add everyday functionality. Metal roofing and siding, municipal services, on-site parking and a gated, secure shared gravelled yard add to the property's appeal. A great opportunity to establish or grow your business in Grande Prairie's established industrial district!