# \$1,950,000 - 11417 91 Avenue, Grande Prairie

MLS® #A2197449

### \$1,950,000

0 Bedroom, 0.00 Bathroom, Commercial on 0.92 Acres

Richmond Industrial Park, Grande Prairie, Alberta

An exceptional investment opportunity awaits with this centrally located commercial property in the heart of Grande Prairie's Richmond Industrial Park, secured by a AAA tenant on a five-year lease with no plans to relocate. This 6,900 sq. ft. building, including 1,100 sq. ft. of heated warehouse space, is designed for functionality and growth, featuring a professional reception area, spacious boardroom, designated lunchroom, and a versatile bullpen. Situated on a 0.92-acre lot, the property offers ample outdoor storage, paved parking, and seamless accessibility, making it a prime asset for any investor. Don't miss this rare chanceâ€"contact your Commercial Realtor® today for more details or to arrange a showing.



#### **Essential Information**

MLS® # A2197449 Price \$1,950,000

Bathrooms 0.00 Acres 0.92 Year Built 2005

Type Commercial

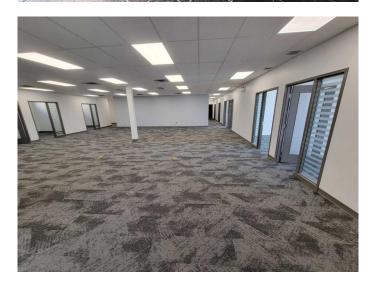
Sub-Type Industrial

Status Active

# **Community Information**







Address 11417 91 Avenue

Subdivision Richmond Industrial Park

City Grande Prairie
County Grande Prairie

Province Alberta
Postal Code T8X 5Z3

#### **Additional Information**

Date Listed March 5th, 2025

Days on Market 169
Zoning IG

## **Listing Details**

Listing Office RE/MAX Grande Prairie

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