

# \$450,000 - 9614 105 Street, Grande Prairie

MLS® #A2183893

**\$450,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.33 Acres

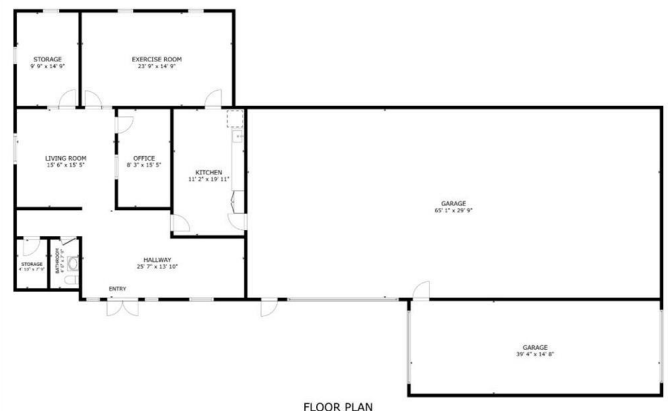
College Park., Grande Prairie, Alberta

Renovated Industrial Shop with Office and Gated Yard – Zoned IG-immediate possession! ALSO AVAILABLE FOR LEASE FOR \$13/SQFT PLUS NNN.

Rare opportunity to acquire a centrally located industrial shop with a gated yard for \$450K! Priced at just \$450,000, this property offers a well-equipped workspace with office space and secure outdoor storage.

Property Features:

- Shop Space: Main shop area measures 29' wide by 63' long and includes a 10' high x 16' wide overhead door. Additional heated side shop space with an overhead door.
- Office Space: Includes a reception area, lunchroom, one private office, and a back section that could be converted into 2-3 offices or a boardroom. Fiber optic internet is available.
- Power & Utilities: Previously used for welding, featuring 225-amp electrical service with multiple welding plugs.
- Yard & Storage: Paved, fenced, and gated yard. Additional leased land to the north (\$1,500 for five years) could be fenced for extra storage or parking.
- Additional Structures: A front building, not included in square footage, can be renovated for additional office space or removed to expand the yard.
- Restrooms: Two renovated bathrooms – one for the office and one for the shop.
- Zoning & Permitted Uses (IG Zoning)  
This flexible zoning allows for a wide range of



industrial, commercial, and service-based businesses. Permitted uses include:

- Automotive and equipment repair, sales, and rentals
- Commercial storage, warehousing, and distribution
- Manufacturing, welding, and oilfield support
- Contractor businesses, equipment rental, and fleet services
- Breweries, distilleries, and wineries
- Restaurants, retail, and service stations
- Prime Location & Investment Potential

This is a rare chance to secure a fully functional industrial space at an unbeatable price point. Ideal for owner-operators, investors, or businesses looking to expand. For more details or to schedule a viewing, contact us today.

Built in 1937

### **Essential Information**

MLS® #	A2183893
Price	\$450,000
Bathrooms	0.00
Acres	0.33
Year Built	1937
Type	Commercial
Sub-Type	Industrial
Status	Active

### **Community Information**

Address	9614 105 Street
Subdivision	College Park.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 6M3

### **Amenities**

Parking Spaces	10
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**Additional Information**

Date Listed	December 17th, 2024
Days on Market	170
Zoning	IG

**Listing Details**

Listing Office	Sutton Group Grande Prairie Professionals
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