

# \$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 chance—contact your Commercial Realtor® today for more details or to arrange a showing.

Built in 2005

## 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 | 140             |
| Zoning         | IG              |

### **Listing Details**

|                |                       |
|----------------|-----------------------|
| Listing Office | RE/MAX Grande Prairie |
|----------------|-----------------------|

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