

# \$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	155
Zoning	IG

### **Listing Details**

Listing Office	RE/MAX Grande Prairie
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