

// 44,510 Square Feet on 2.81 Acres



# FOR SALE

11419 95 Avenue, Grande Prairie

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# PROPERTY HIGHLIGHTS

- Free standing building with large yard in Grande Prairie
- Well compacted fully fenced and gated yard
- Excellent property for manufacturing or service companies that require trailer and equipment storage
- 44,510 SF freestanding building on 2.81 acres in Richmond Industrial Park
- Approximately 4,000 square feet of office, and 40,510 square feet of warehouse
- Office area includes 7 offices, 2 open workstations, lunchroom, boardroom, reception, and file room
- Warehouse features make-up air and two 2.5-ton cranes
- Six (6) grade loading doors
- Quick access to the airport, Highway 40 and Highway 43



## PROPERTY OVERVIEW

PROPERTY LOCATION	11419 95 Avenue, Grande Prairie
LEGAL DESCRIPTION	Plan 122176; Block 9, Lot 25A
SIZE	4,000 SF Office 40,510 SF Warehouse <b>44,510 SF Total</b>
SITE SIZE	2.81 Acres
LOADING	Six (6) 16' x 18' grade
ZONING	IG – General Industrial
CEILING	24' (TBC)
AVAILABLE	Immediately
POWER	600v, 400 Amp (TBC)
Tax (2024)	\$107,501.78
SALE PRICE	Market

# PROPERTY PHOTOS



# LOCATION



**11419 95 Avenue**



**Drive Times:**

Airport: **7 minutes**

Downtown Grande Prairie: **7 minutes**

Albinati Industrial Area: **14 minutes**

### Nearby Amenities

Easy accessibility and close proximity to:



Main Transportation Routes



Restaurants & fast food



Fuel stations



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