

# \$885,000 - 9519 115 Street, Grande Prairie

MLS® #A2187218

**\$885,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.49 Acres

Richmond Industrial Park, Grande Prairie,  
Alberta

Affordable and well set up shop available for sale in Richmond Industrial Park. 5,000 square foot shop space with a 480 square foot, portable office building attached. This shop is set up for a possible 3 businesses to work out of. It has three meters. The main shop area is 3,000 square feet, with a portable office space, 2 bathrooms, a kitchen / coffee area and a mezzanine. The other 2 shop bays are 25' x 40' each, with demising walls to separate them, their own man door access from the outside (as well as a interior man door connecting each area), a 14' x 14' over head door, a mezzanine and a bathroom. The shop is set up with an air compressor. There is a washing machine hookup in the main shop. There are 2 sumps in the main shop area and a sump in each of the smaller bays. There is upgraded power in one of the small bays. There is lots of parking space. This shop offers a perfect opportunity for an owner to work out of the main area and cover expenses by renting out the other two shop bays to 2 tenants.

Built in 1979

## Essential Information

MLS® #	A2187218
Price	\$885,000
Bathrooms	0.00



Acres	0.49
Year Built	1979
Type	Commercial
Sub-Type	Industrial
Status	Active

### **Community Information**

Address	9519 115 Street
Subdivision	Richmond Industrial Park
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 5M3

### **Additional Information**

Date Listed	January 14th, 2025
Days on Market	96
Zoning	IG

### **Listing Details**

Listing Office	RE/MAX Grande Prairie
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