

# \$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	230
Zoning	IG

### Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.