

\$2,150,000 - 11417 89 Avenue, Grande Prairie

MLS® #A2255498

\$2,150,000

0 Bedroom, 0.00 Bathroom,
Commercial on 1.34 Acres

Richmond Industrial Park, Grande Prairie,
Alberta

A prime industrial offering in the heart of Grande Prairie's Richmond Industrial area, this property spans two separately titled lots totaling 1.34 acres, providing future flexibility and expansion potential. The 9,600 sq.ft. shop (built circa 2000) is zoned General Industrial (IG) and features five 60' pull-through bays, including a dedicated wash bay, all serviced by 14' x 14' overhead doors. Inside offers approximately 1,500 sq.ft. of air-conditioned office space and 8,100 sq.ft. of shop and mezzanine with two parts rooms. Excellent access in all directions and a functional layout make this property stand out. Please note, the Quonset and loading deck are not included in the list price. Call your Commercial Realtor® today to arrange a private tour.

Built in 2000

Essential Information

MLS® #	A2255498
Price	\$2,150,000
Bathrooms	0.00
Acres	1.34
Year Built	2000
Type	Commercial
Sub-Type	Industrial
Status	Active



Community Information

Address	11417 89 Avenue
Subdivision	Richmond Industrial Park
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 5X3

Additional Information

Date Listed	September 9th, 2025
Days on Market	1
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.