

# \$7,900,000 - 11419 95 Avenue, Grande Prairie

MLS® #A2236720

**\$7,900,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Richmond Industrial Park, Grande Prairie,  
Alberta

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.

Built in 2010

## Essential Information

|            |             |
|------------|-------------|
| MLS® #     | A2236720    |
| Price      | \$7,900,000 |
| Bathrooms  | 0.00        |
| Acres      | 0.00        |
| Year Built | 2010        |
| Type       | Commercial  |
| Sub-Type   | Industrial  |
| Status     | Active      |

## Community Information

|         |                 |
|---------|-----------------|
| Address | 11419 95 Avenue |
|---------|-----------------|



|             |                          |
|-------------|--------------------------|
| Subdivision | Richmond Industrial Park |
| City        | Grande Prairie           |
| County      | Grande Prairie           |
| Province    | Alberta                  |
| Postal Code | T8V 5P7                  |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 3rd, 2025 |
| Days on Market | 82             |
| Zoning         | IG             |

### **Listing Details**

|                |                          |
|----------------|--------------------------|
| Listing Office | CDN Global Advisors Ltd. |
|----------------|--------------------------|

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