

# \$16 - 11101 97 Avenue, Grande Prairie

MLS® #A2258623

**\$16**

0 Bedroom, 0.00 Bathroom,  
Commercial on 1.60 Acres

Richmond Industrial Park, Grande Prairie,  
Alberta

A rare industrial opportunity in the heart of Richmond Industrial, directly across from Gregg Distributors, this 1.6-acre property is well-positioned with excellent access to all directions. The 8,360 sq.ft. building is zoned General Industrial (IG) and designed for functionality, featuring 50'™ deep bays, six 12'™W x 14'™H overhead doors, and one 14'™W x 12'™H overhead door. Inside you'll find approximately 1,350 sq.ft. of well-planned office space and 7,010 sq.ft. of shop space powered with 400A 600V 3-phase service. The shop is equipped with upgraded lighting, radiant heat, and a functional layout that supports a wide range of industrial uses. With dual approaches, excellent yard flow, and a highly visible location, this property is set up to support your business operations. Call your Commercial Realtor® today for more information or to book a private tour.

Built in 1970

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2258623   |
| Price      | \$16       |
| Bathrooms  | 0.00       |
| Acres      | 1.60       |
| Year Built | 1970       |
| Type       | Commercial |
| Sub-Type   | Industrial |



Status                      Active

**Community Information**

Address                    11101 97 Avenue  
Subdivision                Richmond Industrial Park  
City                        Grande Prairie  
County                      Grande Prairie  
Province                    Alberta  
Postal Code                T8V 3J6

**Additional Information**

Date Listed                September 19th, 2025  
Days on Market            47  
Zoning                      IG

**Listing Details**

Listing Office              RE/MAX Grande Prairie

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