

\$3,500,000 - 11485 97 Avenue, Grande Prairie

MLS® #A2261286

\$3,500,000

0 Bedroom, 0.00 Bathroom,
Commercial on 2.60 Acres

Richmond Industrial Park, Grande Prairie,
Alberta

An exceptional possibility to own a turn-key, deeply established business with a prime location in Richmond Industrial. "G.P. TRUCKWASH LTD." has been in operation since 1998 with a strong customer base and even more potential for future growth. Sale features all assets, fixtures + equipment, including the +/-14,940sq.ft fully concrete building (built 1994) with 4x 100' pull-through wash bays, public washroom and front retail/office space, as well as the additional 60' rental bay with separate yard, 2x full washrooms and upstairs office or potential retail area. Rear yard is fully fenced totalling 2.6 Acres (2 Lots), with option to lease out additional space. Contact your Commercial REALTOR® of choice for more information on this rare opportunity!

Built in 1994

Essential Information

MLS® #	A2261286
Price	\$3,500,000
Bathrooms	0.00
Acres	2.60
Year Built	1994
Type	Commercial
Sub-Type	Industrial
Status	Active



Community Information

Address	11485 97 Avenue
Subdivision	Richmond Industrial Park
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V5R8

Additional Information

Date Listed	October 10th, 2025
Days on Market	29
Zoning	IG

Listing Details

Listing Office	Grassroots Realty Group Ltd.
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