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**11417 91 Avenue , Grande Prairie, Alberta - \$1,950,000**



Main Photo

## Property Description

An exceptional investment opportunity awaits with this centrally located commercial property in the heart of Grande Prairie's Richmond Industrial Park, secured by a AAA tenant on a five-year lease with no plans to relocate. This 6,900 sq. ft. building, including 1,100 sq. ft. of heated warehouse space, is designed for functionality and growth, featuring a professional reception area, spacious boardroom, designated lunchroom, and a versatile bullpen. Situated on a 0.92-acre lot, the property offers ample outdoor storage, paved parking, and seamless accessibility, making it a prime asset for any investor. Don't miss this rare



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RE/MAX Grande Prairie

[robert.steele@followupboss.me](mailto:robert.steele@followupboss.me)

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chance—contact your Commercial Realtor® today for more details or to arrange a showing.

## REALTOR Referral

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