



For Sale / Lease: RECENTLY REDUCED PRICE!

9440 112 Street, Grande Prairie, AB

19,624 SF Shop Facility on 2.11 acres

Functional shop facility with 2 points of access/egress & drive around capabilities. Located in Richmond Industrial District; in close proximity to Grande Prairie Airport with excellent access to Highway 40, Highway 43 & Highway 2

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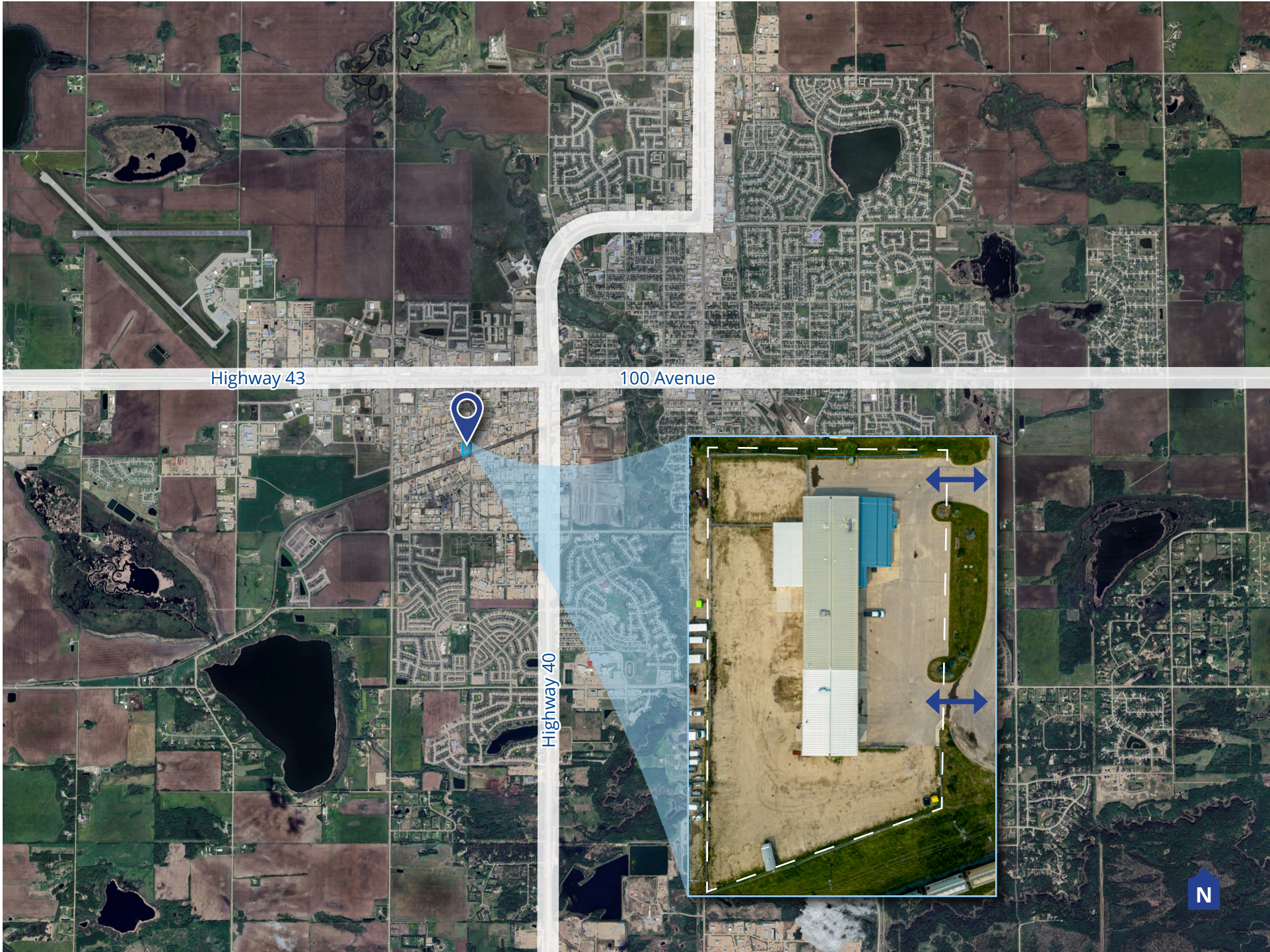
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Property Overview

Civic Address	9440 112 Street, Grande Prairie, AB, T8V 6B6	
Legal Address	Plan 7620880, Block 9, Lot 1	
Available Area	Second Floor Office	4,000 SF
	Main Floor Office	1,924 SF
	Cold Storage	1,800 SF
	Main Floor Shop & Parts	8,000 SF
	Expansion Shop	3,900 SF
	Total	19,624 SF
Site Area	2.11 Acres (17% site coverage)	
Zoning	IG (General Industrial)	
Year Built	1998 with expansion in 2013	
Ceiling Height	18' - 20'	
Loading	6 Grade (up to 14'W x 16'H)	
Yard	Fenced & secured	
Electrical Service	400 amp, 600 volt, 3 phase (TBV)	
Parking	30 paved employee parking stalls	
Additional Features	<ul style="list-style-type: none">• 1,800 SF cold storage• Crane: (2) 6.3 ton capacity hoists• Trenches & double compartment sump• Locker room, wash bay, make up air system• Fluorescent lighting• Air conditioned office area	
Sale Price	\$3,600,000 Reduced to \$3,100,000	
Property Tax	\$63,459.03 (2025)	
Lease Rate	Starting at \$13.85+ PSF	
Available	Immediately	





Aerial View



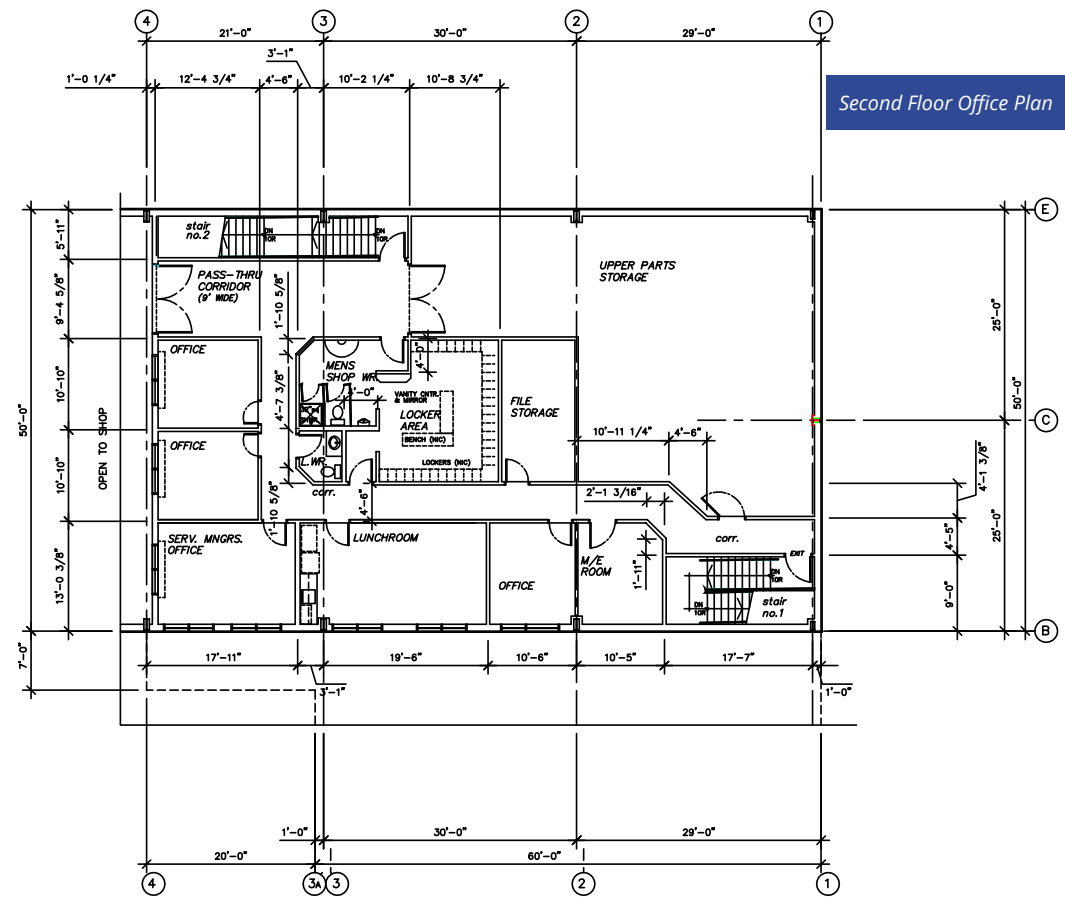
Open Office Area



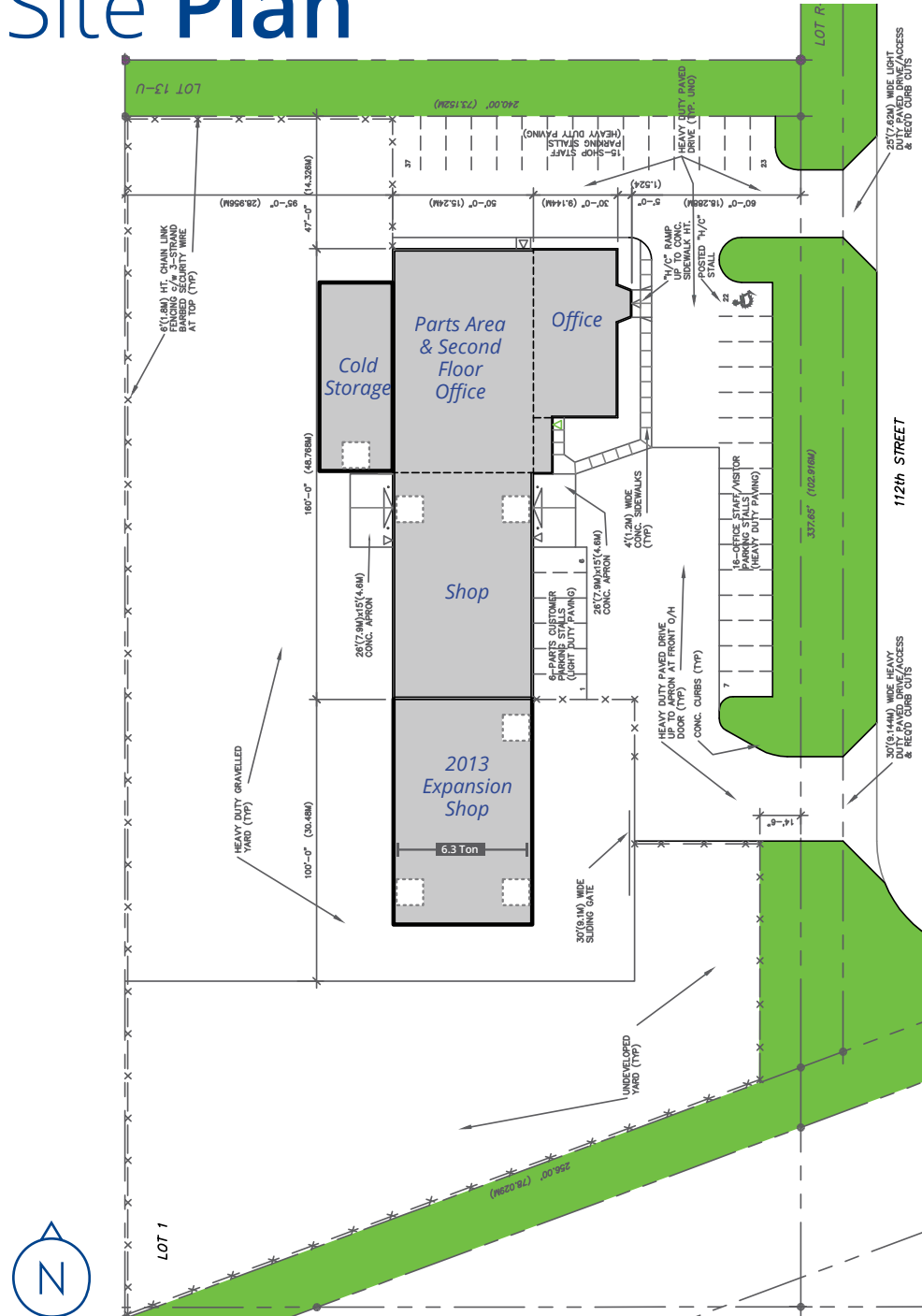
Exterior



Shop with Cranes



Site Plan



Highlights

- Freestanding facility with 2 points of access/egress & drive around capabilities
- Yard has chain link fence around perimeter
- Drive thru wash bay, double compartment sump with 12' trench drain, make up air system
- Quick access to Highway 42 & Highway 40 to QE II Highway
- Income in place until June 2024. Please contact Colliers for more information



Sale: \$3,600,000
Reduced to \$3,100,000

Lease: Starting at \$13.85 PSF



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