



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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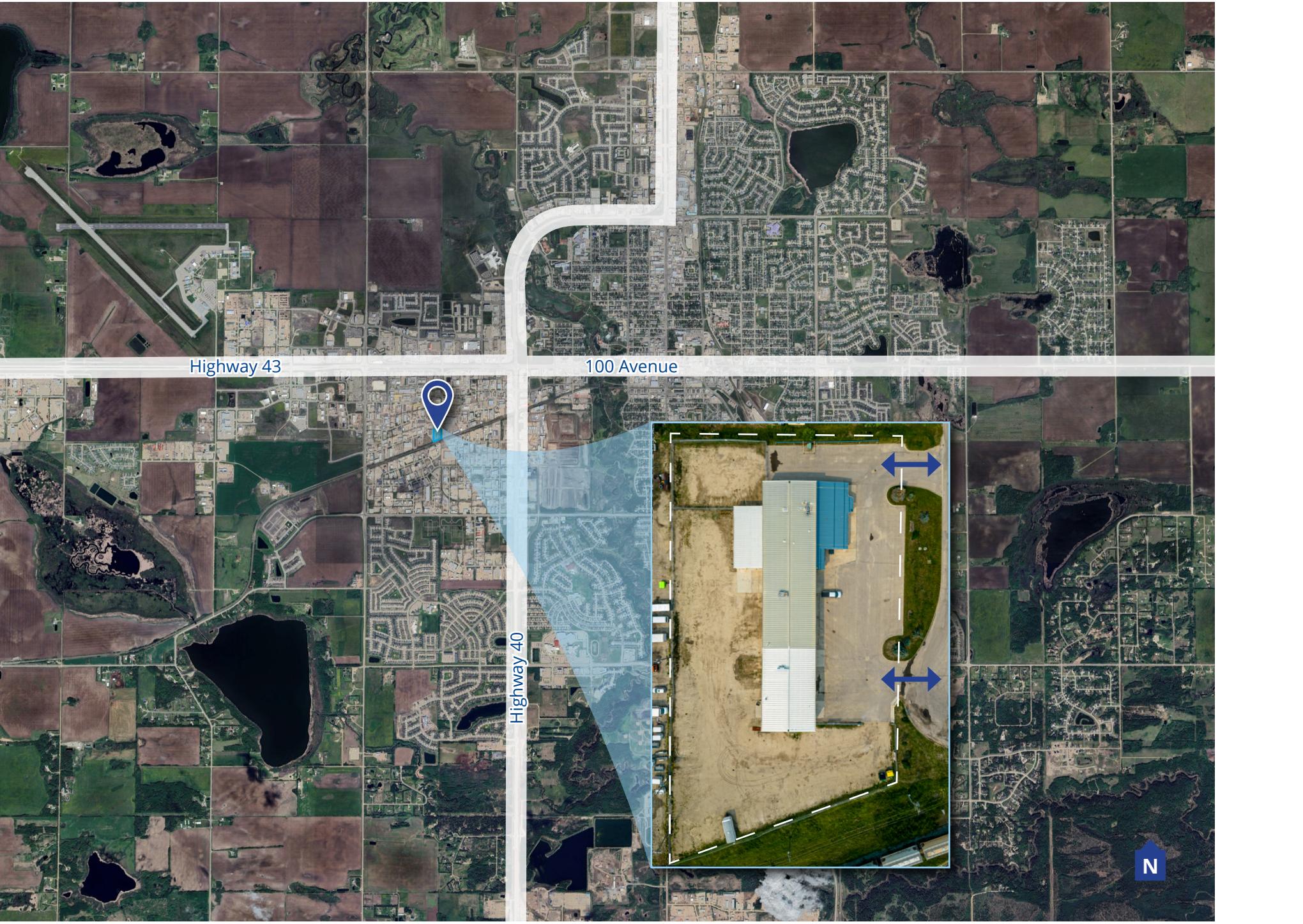
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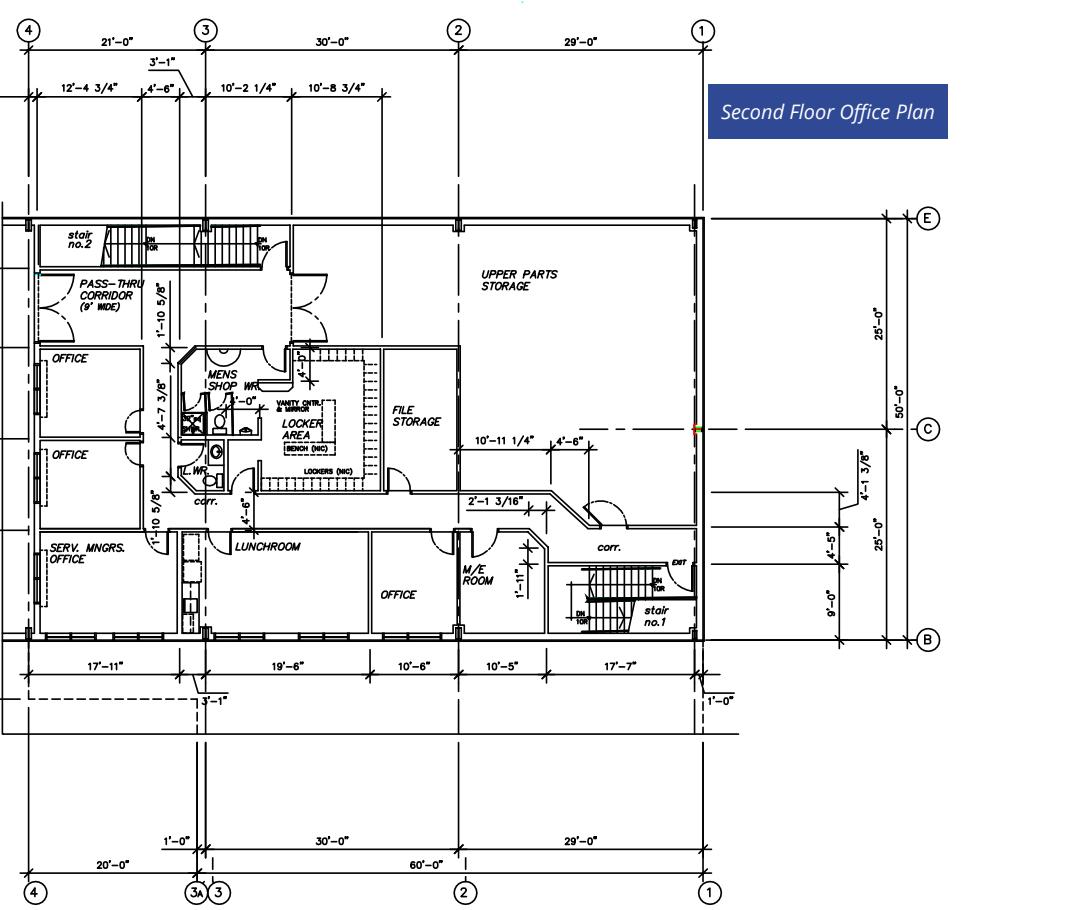
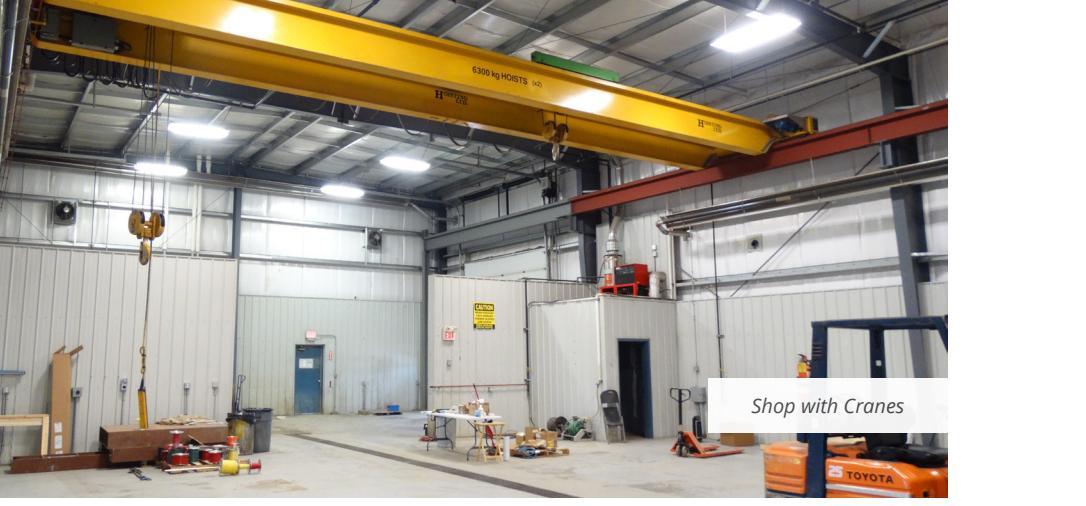
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Property Overview

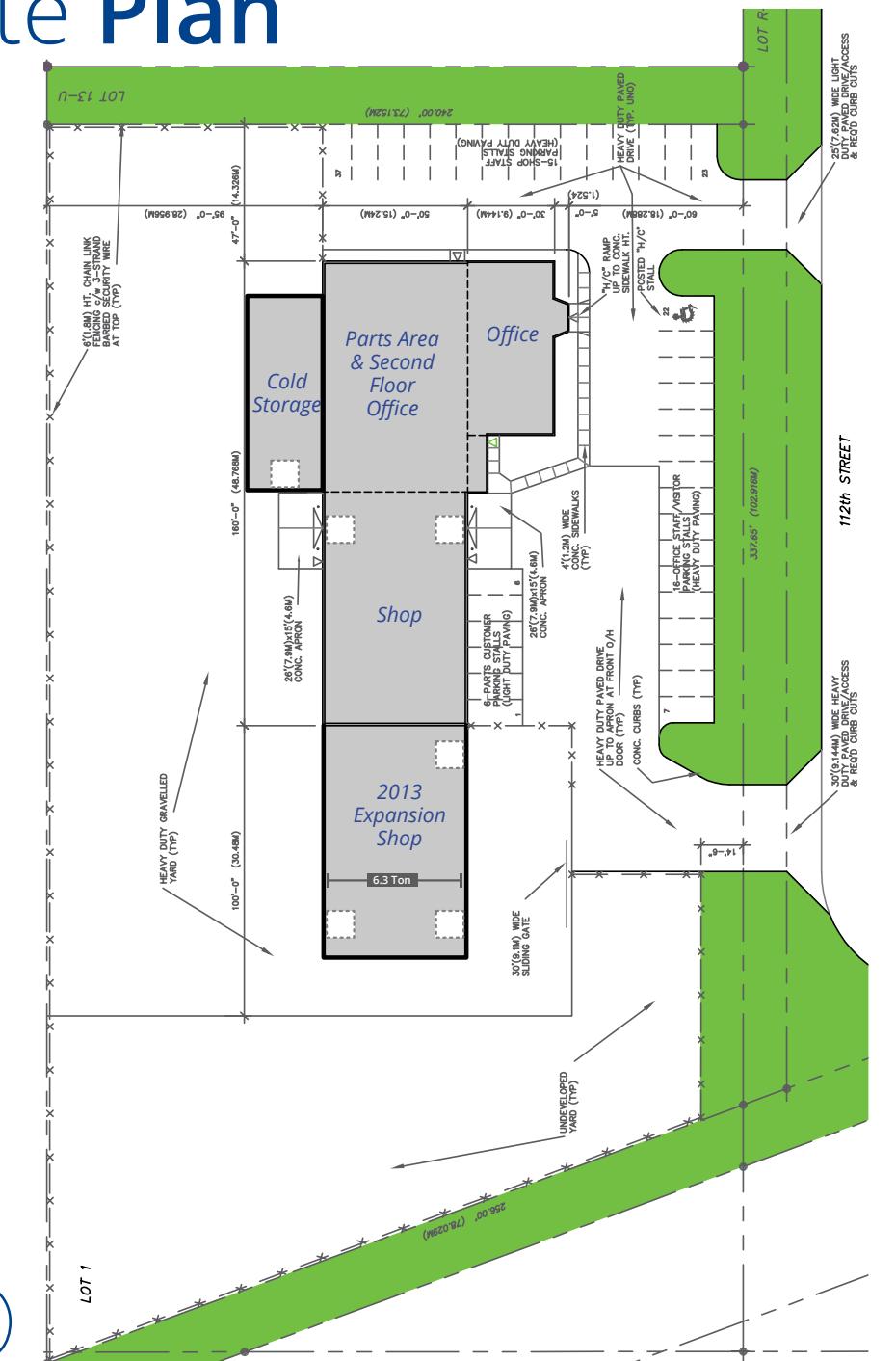


Civic Address	9440 112 Street, Grande Prairie, AB, T8V 6B6												
Legal Address	Plan 7620880, Block 9, Lot 1												
Available Area	<table><tr><td>Second Floor Office</td><td>4,000 SF</td></tr><tr><td>Main Floor Office</td><td>1,924 SF</td></tr><tr><td>Cold Storage</td><td>1,800 SF</td></tr><tr><td>Main Floor Shop & Parts</td><td>8,000 SF</td></tr><tr><td>Expansion Shop</td><td>3,900 SF</td></tr><tr><td>Total</td><td>19,624 SF</td></tr></table>	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
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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												





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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