

# \$499,900 - 9614 105 Street, Grande Prairie

MLS® #A2183893

**\$499,900**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.33 Acres

College Park., Grande Prairie, Alberta

Renovated Industrial Shop with Office and  
Gated Yard – Zoned IG-immediate  
possession!

Rare opportunity to acquire a centrally located  
industrial shop with a gated yard for UNDER  
500K! Priced at just \$499,900, this property  
offers a well-equipped workspace with office  
space and secure outdoor storage.

Property Features:

- Shop Space: Main shop area measures 29' wide by 63' long and includes a 10' high x 16' wide overhead door. Additional heated side shop space with an overhead door.
- Office Space: Includes a reception area, lunchroom, one private office, and a back section that could be converted into 2-3 offices or a boardroom. Fiber optic internet is available.
- Power & Utilities: Previously used for welding, featuring 225-amp electrical service with multiple welding plugs.
- Yard & Storage: Paved, fenced, and gated yard. Additional leased land to the north (\$1,500 for five years) could be fenced for extra storage or parking.
- Additional Structures: A front building, not included in square footage, can be renovated for additional office space or removed to expand the yard.
- Restrooms: Two renovated bathrooms – one for the office and one for the shop.
- Zoning & Permitted Uses (IG Zoning)  
This flexible zoning allows for a wide range of industrial, commercial, and service-based



businesses. Permitted uses include:

- Automotive and equipment repair, sales, and rentals
- Commercial storage, warehousing, and distribution
- Manufacturing, welding, and oilfield support
- Contractor businesses, equipment rental, and fleet services
- Breweries, distilleries, and wineries
- Restaurants, retail, and service stations
- Prime Location & Investment Potential

This is a rare chance to secure a fully functional industrial space at an unbeatable price point. Ideal for owner-operators, investors, or businesses looking to expand. For more details or to schedule a viewing, contact us today.

Built in 1937

### Essential Information

MLS® #	A2183893
Price	\$499,900
Bathrooms	0.00
Acres	0.33
Year Built	1937
Type	Commercial
Sub-Type	Industrial
Status	Active

### Community Information

Address	9614 105 Street
Subdivision	College Park.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 6M3

### Amenities

Parking Spaces	10
----------------	----

**Additional Information**

Date Listed	December 17th, 2024
Days on Market	143
Zoning	IG

**Listing Details**

Listing Office	Sutton Group Grande Prairie Professionals
----------------	---

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.