

**SALE PRICE**

**\$2,640,000**

**NAI Commercial**

**FREESTANDING INDUSTRIAL PROPERTY  
(LAND AND BUILDING ONLY)**

**COURT ORDERED SALE**

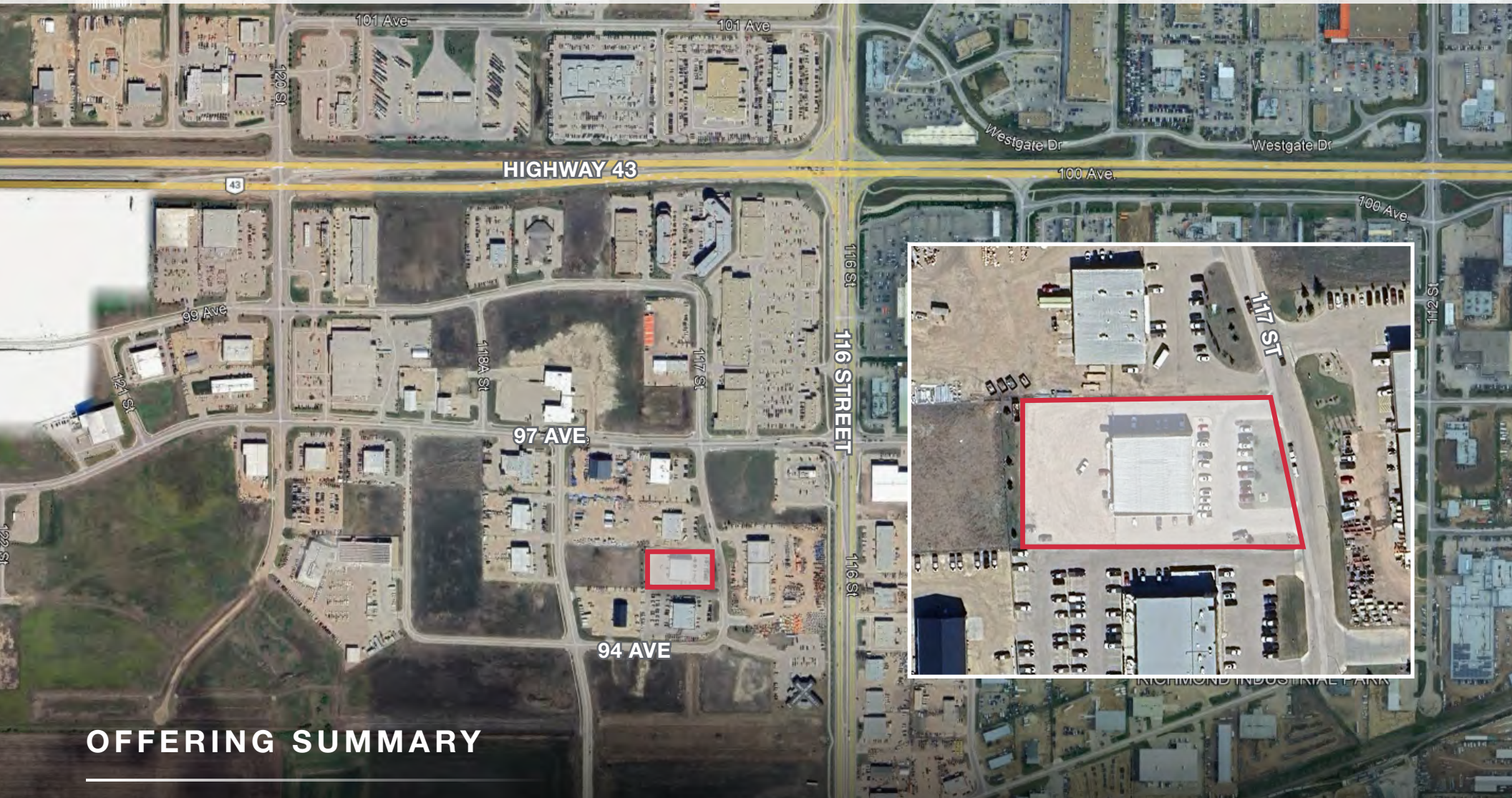
9502 - 117 STREET, GRANDE PRAIRIE, AB



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**NAI COMMERCIAL REAL ESTATE INC.**  
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## OFFERING SUMMARY

NAI Commercial Real Estate Inc. (“NAI” or the “Advisor”) has been engaged to offer a 100% freehold interest in the Freestanding Industrial Property (the “Property” or “Offering”) located at 9502 - 117 Street, Grande Prairie, Alberta. The Property is being offered without a set bid date, with offers considered as they are received. For more information, please contact a member of the advisory team.

*The information herein is not warranted by the Lender nor should any Purchaser rely solely on this information. Instead, each Purchaser is responsible to conduct its own prudent due diligence as this Court Ordered Sale is offered on an “As is and Where is” basis.*

## PROPERTY HIGHLIGHTS

-  13,825 SF industrial building on a 1.51-acre corner site in Grande Prairie's established industrial area.
-  Low site coverage (~21%) providing excess yard area suitable for outdoor storage, parking, equipment staging, or future expansion.
-  Prominent exposure along 117 Street
-  Functional industrial configuration with multiple loading doors, 22' clear height, and a well-designed site layout with multiple access points.
-  I-G Industrial General zoning allowing a wide range of industrial and service commercial uses including warehousing, contractor shops, equipment servicing, and light manufacturing.

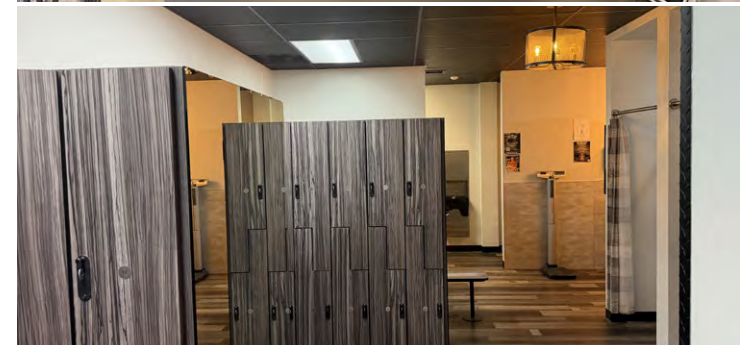
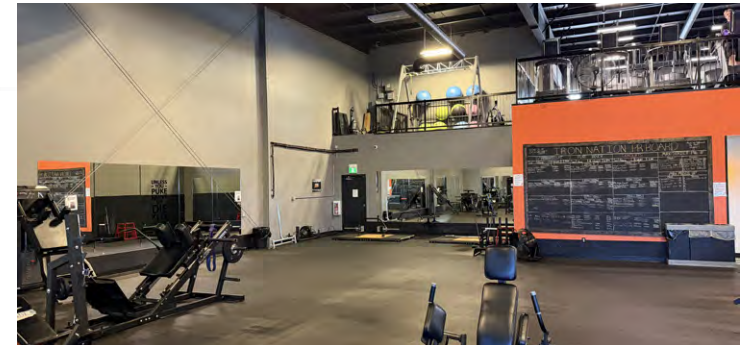
## OFFERING PROCESS

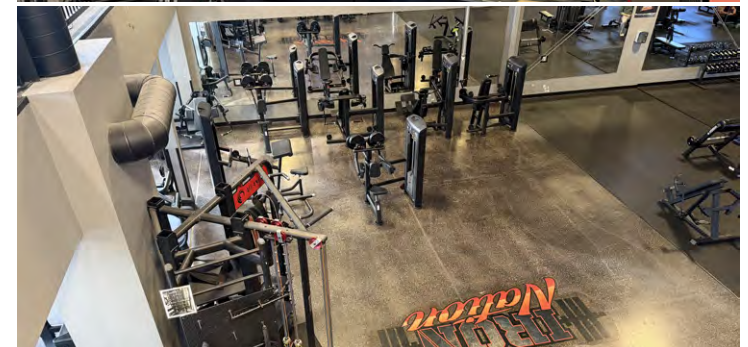
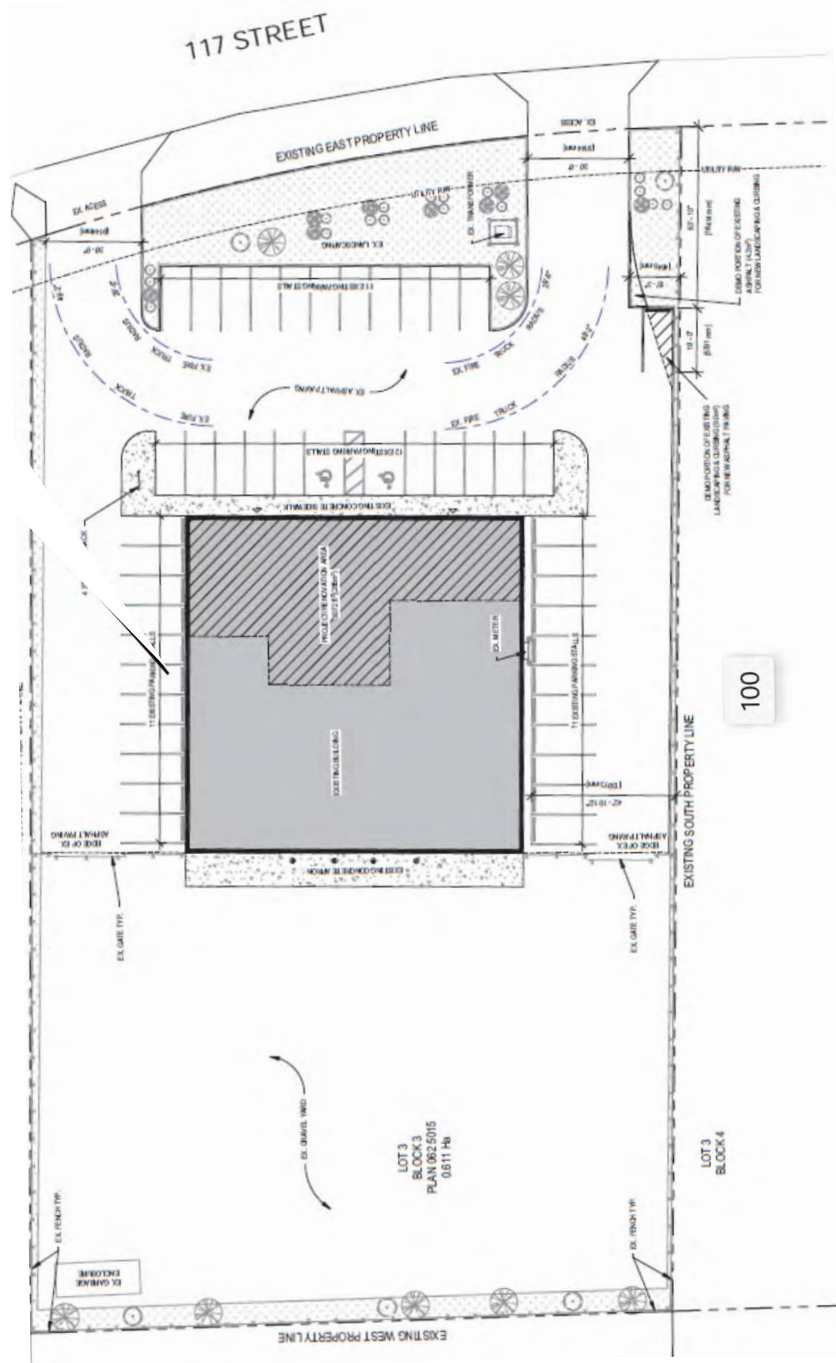
The property is being offered to the market at **\$2,640,000**. Interested parties are invited to submit an offer to purchase through NAI Commercial Real Estate for consideration by the Lender/Court of King's Bench.

**SALE PRICE: \$2,640,000**

## PROPERTY INFORMATION

LEGAL DESCRIPTION	Plan 062-5015; Block 3; Lot 3		
YEAR BUILT	2013		
ZONING	IG, General Industrial District		
SIZE	Gym Area:	7,250 sq.ft.±	
	Office Area:	2,665 sq.ft.±	
	Mechanical Room:	120 sq.ft.±	
	Mezzanine:	3,825 sq.ft.±	
	<b>Total:</b>	<b>13,825 sq.ft.±</b>	
SITE/YARD SIZE	1.51 acres		
CONSTRUCTION	Steel frame		
ROOF	Sloped metal		
CEILING HEIGHT	22' (Gym area)		
HEATING	RTU's, Air conditioning		
POWER	400 amp, 3 phase (TBC by Purchaser)		
LIGHTING	LED		
PARKING	±20,000 sq.ft. asphalt parking lot		
LOADING	(2) 12'x14' grade		
SALE PRICE	\$2,640,000		
PROPERTY TAXES	\$32,327.27 (2025 estimate)		





THE INFORMATION CONTAINED HEREIN IS BELIEVED TO BE CORRECT, BUT IS NOT WARRANTED TO BE SO AND DOES NOT FORM A PART OF ANY FUTURE CONTRACT. THIS OFFERING IS SUBJECT TO CHANGE OR WITHDRAWAL WITHOUT NOTICE

**FREESTANDING INDUSTRIAL PROPERTY | COURT ORDERED SALE | 9502 - 117 STREET, GRANDE PRAIRIE, AB**



LOCATION	TRAVEL DRIVE TIMES
Downtown Grande Prairie	9 mins
Grande Prairie Airport	7 mins
Grande Prairie Regional Hospital	10 mins

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A photograph of a modern commercial building with a corrugated metal facade and stone accents. The building features large windows and glass doors. In front of the building, three vehicles are parked: a silver SUV, a red pickup truck, and a grey pickup truck. The sky is blue with scattered clouds. The text 'NAI Commercial' is overlaid in white, and the 'Iron Nation' logo is visible on the building's facade.

# NAI Commercial

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