

# \$1,350,000 - 10503 95 Street, La Crete

MLS® #A2231850

**\$1,350,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 2.50 Acres

NONE, La Crete, Alberta

Looking for a shop to start or expand your business? This 70 by 120 shop on a 2.5 acre graveled lot just south of Rona La Crete offers a great opportunity! This structure has over 1600 sq/ft of office space built in with a large front entrance, 2 offices and 2 bathrooms downstairs, and a large coffee room , office space and full bathroom upstairs. Features a pull through 120' bay, as well as a 24', and 18' OH door on the back side for easy access. The interior shop space has overhead heat, as well as in floor heating, and air exchange fans built in. The floor has 2 u drain gutters with sumps, ensuring easy floor cleanup. Currently being leased to a trucking company, with possibility of lease continuing if buyer is interested.

Built in 2014

## Essential Information

MLS® #	A2231850
Price	\$1,350,000
Bathrooms	0.00
Acres	2.50
Year Built	2014
Type	Commercial
Sub-Type	Industrial
Status	Active

## Community Information



Address	10503 95 Street
Subdivision	NONE
City	La Crete
County	Mackenzie County
Province	Alberta
Postal Code	T0H2H0

### **Amenities**

Parking Spaces	20
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### **Interior**

Heating	Boiler, In Floor, Exhaust Fan, Forced Air, Natural Gas
Cooling	Central Air

### **Exterior**

Roof	Metal
Construction	Concrete, Wood Frame
Foundation	ICF Block, Poured Concrete

### **Additional Information**

Date Listed	June 17th, 2025
Days on Market	7
Zoning	LC-HI

### **Listing Details**

Listing Office	RE/MAX Grande Prairie
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