



## Unreserved Public Real Estate Auction

# Grande Prairie, AB

June 11, 2024

### Multiple Commercial Lots & Buildings

- Multiple Commercial Parcels
- 5 Empty Lots w/Asphalt Surface
- 2 Lots w/Commercial Structures
  - Lot 1: 2,076± Sq. Ft. Commercial building w/Reception Area, 6 Private Offices, Washroom, Lunchroom, 2 Storage Rooms, and Forced Air Heating
  - Lot 2: 1,488± Sq. Ft. Shop w/3 Bays, 12-Ft. Overhead Auto Doors (3), Bendpak Hoist, Washroom, Storage Room, Mezzanine Office, and Lunchroom
- Zoned Commercial District

Parcel 1: 9901 113 Ave, Parcel 2: 9911 113 Ave, Parcel 3: 9908 113 Ave,  
 Parcel 4: 9906 113 Ave, Parcel 5: 9902 113 Ave, Parcel 6: 11201 100 St,  
 Parcel 7: 11205 100 St, Parcel 8: 9902 112 Ave, Grande Prairie, AB.

This property is being sold by Ritchie Bros. on behalf of CCBC Ventures Ltd.

### Property Viewing:

**Parcel 1 and 2:** View by appointment  
**Parcels 3-8:** May be viewed without appointment

[rbauction.com/realestate](http://rbauction.com/realestate)

**RITCHIE BROS.**  
**REAL ESTATE SERVICES LTD.**

**Ivan Abelar**  
 Ritchie Bros. Territory Manager  
 1-587-873-0898  
 iabelar@ritchiebros.com



 Visit our YouTube channel for property videos & tours!

*Bidders must satisfy themselves as to the exact current acres, property lines and fence locations, building sizes, taxes and assessments, zoning and permitted uses & surface lease revenue details. Property titles are available upon request. The information provided is a guide only.*