

The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 10101 112 STREET FOR LEASE

Commercial Real Estate > Commercial Property for Lease



**Location**Grande Prairie, Alberta

Listing ID: 27813

MLS ID: A2106059

\$20



**△** BOBBI DAWSON

**2** (780) 876-9776

RE/MAX Grande Prairie

**2** 780-538-4747

rM1

10101 112 Street , Grande Prairie , Alberta T8V 8H6

**Transaction Type** 

For Lease

Lease Amount

20.00

Subdivision

Gateway

**Structure Type** 

Retail

Legal Plan 0021967

Lot Size (Sq. Ft.)

174269

**Foundation** 

**Poured Concrete** 

Lot Features

City Lot,Landscaped,Low Maintenance Landscape,Near Public Transit,Near Shopping Center,Street Lighting,Yard

Lights

Inclusions

n/a

Title

Fee Simple

Lease Frequency

Annually

**Building Type** 

Commercial Mix, Retail

Property Type

Commercial

Building Area (Sq. Ft.)

30051.00

Lot Size (Acres)

4.00

Cooling

Full

**Commercial Amenities** 

Boardroom, Compressed Air Lines, Cranes, Dangerous Goods Storage, Mezzanine, Parking-Extra, Paved

Yard, Social

Rooms, Storage, Store front, Yard

Drainage, Yard Lights

Restrictions

None Known

**Days On Market** 

655

Zoning

CA

Year Built

2002

**Property Sub Type** 

Retail

Building Area (Sq. M.)

2791.81

**Construction Type** 

Aluminum Siding ,Mixed

Heating

Boiler, Forced Air, Natural Gas, Radiant

**Access to Property** 

Accessible to Major Traffic Route, Airport Nearby, Direct Access, Major Shopping

Nearby, On Major Traffic

Route, Public, Public Transportation

Nearby

Reports

None

LOCATION! Offering 107 meters of frontage on 100th Avenue. This incredible former auto dealership is for sale or lease in the busiest retail subdivision in Grande Prairie. A fully functional turn-key 30,051 sq. ft building offering 15% site coverage on 4 acres positioned on the corner of one of the busiest intersections in Grande Prairie between Walmart and Home Depot. This property has it all, including a large showroom, warehouse space, 10,000 sq ft service shop, pull-thru service bays, a total of 8 insulated powered OHD with 2 - 11'w x 16'h, 1 - 10'w x 12'h, 1 - 10'w x 10'h, 1 - 12'w x 14'h, 3 - 12'w x 12'h, 4 clear polycarbonate OHd 12'w x 10'h, parts room, and first- and second-floor office areas. Need extra parking or yard storage? We have you covered with an additional 2.79-acre paved and serviced lot to lease, located less than a block away. Ideal location for any sales and service business looking for a proven winner of a building. This is a must-see, to book a showing call your Commercial Realtor© today. The subject property is also available for sale at \$7,650,000. This is a must-see, to book a showing call your Commercial Realtor© today.

**Disclaimer** - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's Terms of Use.

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. 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.