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10101 112 STREET FOR LEASE

Commercial Real Estate > Commercial Property for Lease





Location
Grande Prairie, Alberta



Listing ID:
27813


MLS ID:
A2106059

\$20



 **CORD SPERO**
 (780) 832-5880

 RE/MAX Grande Prairie
 780-538-4747

 10101 112 Street , Grande Prairie , Alberta T8V 8H6

Transaction Type For Lease	Title Fee Simple	Days On Market 511
Lease Amount 20.00	Lease Frequency Annually	Zoning CA
Subdivision Gateway	Building Type Commercial Mix,Retail	Year Built 2002
Structure Type Retail	Property Type Commercial	Property Sub Type Retail
Legal Plan 0021967	Building Area (Sq. Ft.) 30051.00	Building Area (Sq. M.) 2791.81
Lot Size (Sq. Ft.) 174269	Lot Size (Acres) 4.00	Construction Type Aluminum Siding ,Mixed
Foundation Poured Concrete	Cooling Full	Heating Boiler,Forced Air,Natural Gas,Radiant
Lot Features City Lot,Landscaped,Low Maintenance Landscape,Near Public Transit,Near Shopping Center,Street Lighting,Yard Lights	Commercial Amenities Boardroom,Compressed Air Lines,Cranes,Dangerous Goods Storage,Mezzanine,Parking-Extra,Paved Yard,Social Rooms,Storage,Storefront,Yard Drainage,Yard Lights	Access to Property Accessible to Major Traffic Route,Airport Nearby,Direct Access,Major Shopping Nearby,On Major Traffic Route,Public,Public Transportation Nearby
Inclusions n/a	Restrictions None Known	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.

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