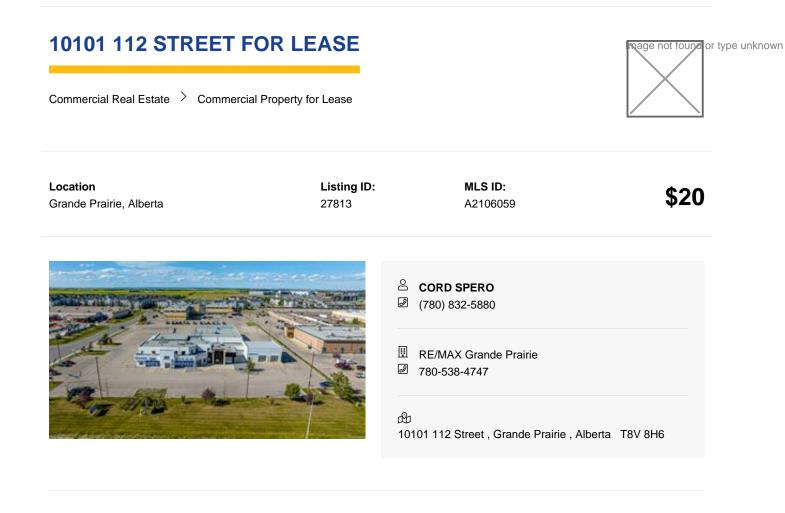


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Transaction Type For Lease

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,Storefront,Yard Drainage,Yard Lights

Restrictions

Days On Market

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.

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