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## 10101 112 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale





**Location**  
Grande Prairie, Alberta



**Listing ID:**  
27814


**MLS ID:**  
A2106067

**\$7,650,000**



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

 RE/MAX Grande Prairie  
 780-538-4747

 10101 112 Street , Grande Prairie , Alberta T8V 8H6

**Transaction Type**

For Sale

**Title**

Fee Simple

**Days On Market**

572

**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.)**

174240

**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 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 located less than a block away. This lot can be leased or purchased. Ideal location for any sales and service business looking for a proven winner of a building. The subject property is also available for lease at \$20/sq ft NNN. This is a must-see, to book a showing call your Commercial Realtor© today.

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