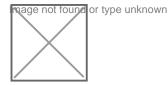


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

10101 112 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationGrande Prairie, Alberta

Listing ID: 27814

MLS ID: A2106067

\$7,650,000



△ CORD SPERO

(780) 832-5880

RE/MAX Grande Prairie

2 780-538-4747

rM1

10101 112 Street , Grande Prairie , Alberta $\,$ T8V 8H6

Transaction Type

For Sale

Title

Days On Market

572

Zoning

CA

Subdivision

Gateway

Fee Simple

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

Heating

Lot Size (Sq. Ft.)

174240

Lot Size (Acres)

4.00

Construction Type

Aluminum Siding ,Mixed

Foundation

Poured Concrete

Cooling

Full

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

Boiler, Forced Air, Natural Gas, Radiant

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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