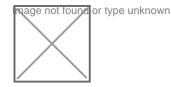


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## **15101 102 STREET FOR SALE**

Commercial Real Estate > Commercial Property for Sale



Location

Rural Grande Prairie No. 1, County Of, Alberta

Listing ID: MLS ID:

28306 A2148599

\$1,900,000



<sup>△</sup> MITCH KOLL

**(780)** 539-5771

Royal LePage - The Realty Group

**2** 780-539-5771

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15101 102 Street , Rural Grande Prairie No. 1, County Of , Alberta T8X 0X3

**Transaction Type** 

For Sale

Title

**Days On Market** 

466

Zoning

CC

Subdivision

Fee Simple

Highway 43 West Industrial Park

Nearest Town Clairmont

**Building Type** 

Commercial Mix,Free-Standing,See

Remarks

Year Built

2019

Structure Type

Industrial

**Property Type** 

Commercial

**Property Sub Type** 

Industrial

Legal Plan

0620227

Building Area (Sq. Ft.)

10467.00

Building Area (Sq. M.)

972.41

Lot Size (Sq. Ft.)

112384

Lot Size (Acres)

2.58

**Construction Type** 

Metal Frame, Metal Siding, See Remarks

Roof

Metal

**Foundation** 

Poured Concrete

Cooling Central Air Heating

Other, Propane, See Remarks

**Commercial Amenities** 

Parking-Extra, See Remarks

Access to Property

Paved Road

Inclusions

None

Restrictions
None Known

Reports None

Newer nice sized industrial building on 2.58 acres on the north end of the city in the County. Features 8400 sqft on main floor and 2067 Sqft on the second floor which can be used for a number of different uses. Building was constructed so that you can add 4 over head doors to the south side of the building to change the adjust to your needs if required. Building is on municipal water and sewer, air conditioned, and has lots of leasehold improvements already including 2 - 2 piece bathrooms and two larger bathrooms with two showers in each one. Heating is propane and tanks are rented. Lots of paved parking and also offers more land to build another building if desired. This property offers lots of opportunity for many different uses, you can continue to lease it out, or eventually take it over when leases expire and make it your own. You won't be able to build for this price again and it features extra land available for building. Take a look at this option.

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