

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:

28306

MLS ID:

A2148599

\$1,900,000



 **MITCH KOLL**
 (780) 539-5771

 Royal LePage - The Realty Group
 780-539-5771

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

Transaction Type For Sale	Title Fee Simple	Days On Market 552
Zoning CC	Subdivision 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.

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.