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## 12523 101 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale




**Location**  
Grande Prairie, Alberta



**Listing ID:**  
29700


**MLS ID:**  
A2200249

**\$650,000**



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

 RE/MAX Grande Prairie  
 780-538-4747

 12523 101 Street , Grande Prairie , Alberta T8V 5S1

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 164
<b>Zoning</b> CA	<b>Subdivision</b> Northgate	<b>Year Built</b> 2012
<b>Structure Type</b> Industrial	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Industrial
<b>Legal Plan</b> 2337KS	<b>Building Area (Sq. Ft.)</b> 2400.00	<b>Building Area (Sq. M.)</b> 222.97
<b>Lot Size (Sq. Ft.)</b> 8999	<b>Lot Size (Acres)</b> 0.21	<b>Inclusions</b> n/a
<b>Restrictions</b> None Known	<b>Reports</b> None	

This exceptional commercial property in Northridge features a 2,400 sq. ft. building situated on a 50' x 180' lot, offering a paved front yard and a gravel rear yard with access from both ends. The shop is equipped with two 14' x 14' overhead doors—one at the front and one at the back—presenting a convenient drive-through option. A permitted sea can is on-site, and the property benefits from an upgraded HVAC unit. Whether you're looking for a prime investment opportunity or a space for your own business, this versatile property is ready to meet your needs in a prime location. Contact your Commercial Realtor® today for more details or to arrange a viewing.

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