

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.

## 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> 438
<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.

**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.