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12715 101 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Grande Prairie, Alberta



Listing ID:
30196

MLS ID:
A2212066

\$1,150,000



 **CHERYL SCHINDEL**
 (780) 831-5447

 Century 21 Grande Prairie Realty Inc.
 780-539-2121

 12715 101 Street , Grande Prairie , Alberta T8V 5S1

Transaction Type

For Sale

Days On Market

77

Zoning

CA

Subdivision

Northridge

Building Type

Free-Standing,Manufacturing,Mixed Use,Warehouse

Year Built

2008

Structure Type

Mixed Use

Property Type

Commercial

Property Sub Type

Mixed Use

Legal Plan

0525552

Building Area (Sq. Ft.)

4300.00

Building Area (Sq. M.)

399.48

Lot Size (Sq. Ft.)

17859

Lot Size (Acres)

0.41

Construction Type

Concrete,Metal Siding

Roof

Metal

Foundation

Slab

Cooling

Central Air

Heating

Overhead Heater(s),Floor Furnace,Forced Air,Natural Gas

Lot Features

Back Lane,Level

Commercial AmenitiesCompacted
Yard,Kitchen,Lunchroom,Mezzanine,Outside Storage,Parking-Extra,Paved Yard,Shower,Social Rooms,Storage**Access to Property**

Accessible to Major Traffic Route,Back Alley Access,Front and Rear Drive access,Direct Access,Gravel Lane,Gravel Road,Major Shopping Nearby

Inclusions

N/A

Restrictions

None Known

Reports

None

FOR SALE - Commercial building on .41 acres in good location in Northridge commercial with good accessibility with drive thru access from the front to the back alley. This building shows very well as it is clean and in good condition (built in 2008). There is a front office area (reception, 2 offices, storage & bathroom) and second floor additional office space (one large office & spacious boardroom or lunchroom with 3 pc. bathroom, & a furnace/utility room) of approximately 855 sq.ft. The main floor shop area has 20 ft high ceilings - there are 2 large overhead doors at the end of the shop (both are 12' wide x 14' high) and there is another overhead door on the south side of the building near the front of the building that offers easy access (size of this overhead door is 10' x 10'). Power is 200 amp service. This building has metal siding and a metal roof. This is a very clean property with paving throughout the front parking and side lot. The fenced yard has some paving and the rest of the lot is hard surface - nice size yard with 2 secure gates - one to the front area and the second double gate to the back alley offering easy drive through access. Priced below replacement cost completely set up. Possession could be quick! Call your Realtor & take a Look!

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