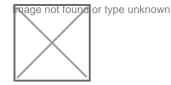


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## **11211 100 STREET FOR SALE**

Commercial Real Estate > Commercial Property for Sale



**Location**Grande Prairie, Alberta

Listing ID: 30943

MLS ID: A2230502

\$999,999



**△** GREG DOBKO

(780) 831-7822

RE/MAX Grande Prairie

**2** 780-538-4747

rM:

11211 100 Street , Grande Prairie , Alberta T8V 6P7

**Transaction Type** 

For Sale

Subdivision

Central Business District

Property Type Commercial

Building Area (Sq. Ft.)

4173.00

Lot Size (Acres)

0.32

Reports Leases **Days On Market** 

63

Year Built

1987

**Property Sub Type** 

Industrial

Building Area (Sq. M.)

387.68

Inclusions

NA

Zoning

CA

Structure Type

Industrial

Legal Plan

5634HW

Lot Size (Sq. Ft.)

14029

Restrictions

None Known

INVESTMENT OPPORTUNITY!! Here is a great well known property in the City Centre, with a long term client, who has a five year lease in place, expiring the end of May, 2029!! Mechanics shop on two lots. This building is 4,169 square feet and consists of reception area, washroom, mechanical area, a mezzanine with office, staff room and file storage. It has two 10' x 10' Sunshine OH Doors, one 10' x 10' insulated OH door, one 10' x 12' insulated OH door, one 10' x 12' Sunshine OH door and one 12' x 12' Sunshine OH door. 16' ceiling height in shop. Public paved parking lot in front. HIGH VISIBILITY LOCATION ON 100 STREET!!!

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