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15825 100 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location

Rural Grande Prairie No. 1, County Of, Alberta

Listing ID: MLS ID:

31258 A2236805

\$1,999,900



A MORGAN MACLEAN

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15825 100 Street , Rural Grande Prairie No. 1, County Of , Alberta T8V 7C3

Transaction Type Title

For Sale Fee Simple 145

ZoningSubdivisionNearest TownRM-2Crossroads SouthGrande Prairie

Days On Market

Building Type Year Built Structure Type
Mixed Use 1995 Industrial

Property TypeProperty Sub TypeLegal PlanCommercialIndustrial0324891

Building Area (Sq. Ft.) Building Area (Sq. M.) Lot Size (Sq. Ft.)

6400.00 594.57 108028

Lot Size (Acres)Construction TypeRoof2.48Concrete,Metal SidingTar/Gravel

HeatingLot FeaturesCommercial AmenitiesIn FloorLow Maintenance LandscapeCompacted Yard

Inclusions Restrictions Reports

N/A None Known Subdivision Plans

Here's your opportunity to own a solid commercial property featuring 4 SELF-STORAGE buildings on 2.48 acres, zoned RM-2. Conveniently located just north on 100th Street, this property offers excellent exposure in the most prime high-traffic area, with potential for so much more than its intended use. Each of the four 1,600 sq. ft. concrete buildings offer 16 self-storage units. That's 64 total — dust, rodent, and weather-proof units, all equipped with in-floor heat and overhead doors. The gravel yard is fully fenced with barb wire top for security, plus extra-high reinforced steel fencing along the east side. Services include power and gas to the property, giving you the infrastructure needed to maintain and grow efficient operations. Whether you're expanding your investment portfolio or diving into your first commercial venture, this is a turn-key opportunity! ALL OFFERS WILL BE SUBJECT TO COUNTY SUBDIVISION APPROVAL. Note: Property tax amount will be determined upon subdivision approval. Call your Commercial agent today to arrange your viewing!

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