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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:

31258



MLS ID:


A2236805

\$1,999,900



 **MORGAN MACLEAN**
 (780) 518-1567

 Grassroots Realty Group Ltd.
 1-833-477-6687

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

Transaction Type For Sale	Title Fee Simple	Days On Market 2
Zoning RM-2	Subdivision Crossroads South	Nearest Town Grande Prairie
Building Type Mixed Use	Year Built 1995	Structure Type Industrial
Property Type Commercial	Property Sub Type Industrial	Legal Plan 0324891
Building Area (Sq. Ft.) 6400.00	Building Area (Sq. M.) 594.57	Lot Size (Sq. Ft.) 108028
Lot Size (Acres) 2.48	Construction Type Concrete,Metal Siding	Roof Tar/Gravel
Heating In Floor	Lot Features Low Maintenance Landscape	Commercial Amenities Compacted Yard
Inclusions N/A	Restrictions None Known	Reports 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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