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## MIXED FOR SALE

Businesses and Franchises for Sale > Business for Sale



**Location**  
Grande Prairie, Alberta

**Listing ID:**  
31978

**MLS ID:**  
A2254133

**\$719,900**



 **JEFFREY WARKENTIN**  
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 12515 101 Street , Grande Prairie , Alberta T8V 5S1

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 189
<b>Business Type</b> Mixed	<b>Zoning</b> CA	<b>Subdivision</b> Northridge
<b>Year Built</b> 2014	<b>Structure Type</b> Mixed Use	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Mixed Use	<b>Legal Plan</b> 2337KS	<b>Building Area (Sq. Ft.)</b> 3000.00
<b>Building Area (Sq. M.)</b> 278.71	<b>Lot Size (Sq. Ft.)</b> 836	<b>Lot Size (Acres)</b> 0.02
<b>Inclusions</b> None	<b>Restrictions</b> None Known	<b>Reports</b> None

Stand alone shop/office with a private, fenced and paved yard. This building has a main floor retail/reception area complete with washroom, as well as two offices, a kitchenette and washroom on an upper level and two shop bays. The 1,200 sq.ft. rear bay has an in-floor sump, 14x16 overhead door and washroom area with shower while the front bay is 600 sq.ft. and with a 12x14 overhead door. Available for immediate possession. Call your Real Estate Professional to arrange a viewing today.

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