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## 102, 15612 102 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location

Rural Grande Prairie No. 1, County Of, Alberta

Listing ID:

32142

MLS ID:

A2257315

\$599,900



**△** CHERYL SCHINDEL

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🗓 Century 21 Grande Prairie Realty Inc.

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102, 15612 102 Street , Rural Grande Prairie No. 1, County Of , Alberta T8X 0K7

Transaction Type Title Days On Market

64

For Sale Fee Simple

ZoningSubdivisionNearest TownCCAlthen CornerClairmont

**Building Type** 

Commercial Mix,Condo Complex,Mixed
Use,See Remarks,Warehouse

Year Built
2014

Structure Type
Mixed Use

Property TypeProperty Sub TypeLegal PlanCommercialMixed Use1421133

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

1864.00 173.17 42253

Lot Size (Acres) Roof Foundation

0.97 Asphalt Shingle Poured Concrete, Slab

Heating Lot Features Access to Property

Forced Air, Natural Gas Paved Paved Road

Reports

**Inclusions** Restrictions Annual Property Operating

N/A None Known Data, Condo/Strata Bylaws, Financial Statements, Unaudited Financial Stmnts

Modern Commercial Condominium with Unique Apartment-Style Living + Drive-Through Shop. This is a must see unique Commercial Condominium bordering City limits by Westlake Subdivision. Discover the perfect fusion of modern living and functional workspace in this one-of-a-kind commercial condominium. Designed with versatility and style in mind, this property features a unique apartment-style living space boasting high ceilings, sleek finishes, and an industrial-chic aesthetic that sets it apart. On the commercial side, a spacious 50-foot-long drive-through shop with soaring 16-foot ceilings and two 14 ft. doors at each end offers endless potential for business operations, storage, or creative workspace. Ideal for trades, small business owners, or anyone needing flexible commercial space with a touch of style. Additional highlights include: Secured, paved parking & storage area; Highend industrial design; In-floor heat in custom bathroom; Air conditioning in living space; the rare combination of live/work functionality. Whether you're looking to operate a business, create a showroom, or simply enjoy a modern loft-style space with serious utility, this property delivers. A must-see for entrepreneurs and/or investors alike!

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