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12703 & 12707 101 STREET FOR SALE



Commercial Real Estate > Commercial Property for Sale



Location
Grande Prairie, Alberta



Listing ID:
34662


MLS ID:
A2296461

\$1,299,000



 **BEVERLY GREENTREE**
 (780) 228-1075

 eXp Realty
 403-262-7653

 12703 & 12707 101 Street , Grande Prairie , Alberta T8V5S1

Transaction Type For Sale	Title Fee Simple	Days On Market 63
Zoning CA	Subdivision Northridge	Year Built 2011
Structure Type Low Rise (2-4 stories)	Property Type Commercial	Property Sub Type Mixed Use
Legal Plan 2337KS	Building Area (Sq. Ft.) 6300.00	Building Area (Sq. M.) 585.28
Lot Size (Sq. Ft.) 17859	Lot Size (Acres) 0.41	Footprint (Sq. Ft.) 4800
Construction Type Aluminum Siding ,Metal Frame	Roof Metal	Foundation Poured Concrete
Electric 200 Amp Service,Three Phase	Cooling Central Air	Heating Overhead Heater(s),Forced Air
Lot Features Back Lane,City Lot,Level	Commercial Amenities Compacted Yard,Floor Drain(s)/Grease Trap(s),Kitchen,Laundry Facility,Lunchroom,Mezzanine,Outside Storage,See Remarks,Shower,Storage,Yard Lights	Inclusions Negotiable - Wash Bay Curtains, Pressure Wash System, Washer, Dryer, Fridge, Stove, OR Microwave. As Is Condition.
Restrictions None Known	Reports Building Plans,Plot Plan	

Affordable working shops with yard & flexible layout like this one are almost IMPOSSIBLE TO FIND! With 6,300 s.f. of usable space, this steel-frame industrial shop on 0.41 acres was designed with contractors, equipment operators, supply businesses, mechanical services and maintenance companies in mind. Ideally located for easy highway access or city-wide movement, this north-end, 2-storey shop has the added bonus of being designed to demise for added flexibility, income or investment! Features of this unique property has a footprint of 4800 sf & includes a 4,100 sq. ft. shop with 22' ceilings, dual floor drains, (2) 14' x 18' overhead doors, wash bay curtain, pressure wash system, a locker room & 3-pce washroom. Main floor is complete with a professional, well-appointed 700 sf reception/showroom with room for additional offices. The 1500 s.f. mezzanine level's layout offers 2 large offices, a full kitchen & lunchroom, driver sleep area, 3-piece bath, staff lounge, and 550 s.f. of forklift-accessible storage—ideal for parts, tools, more offices or even your golf simulator. Outside, the fully fenced yard with 3 gated access points allows for secure equipment storage & easy flow-through access. An extra large, 27' concrete apron supports heavier traffic & staging, with yard lighting for early morning & late evening work. Don't let this hard-to-find building slip by you. Call now or contact your commercial realtor to view before it's gone. Also, available for longer term lease.

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