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15101 102 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location

Rural Grande Prairie No. 1, County Of, Alberta

Listing ID:

34814



MLS ID:


A2299142

\$1,900,000



 **MITCH KOLL**
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 15101 102 Street , Rural Grande Prairie No. 1, County Of , Alberta T8X 0X3

Transaction Type For Sale	Title Fee Simple	Days On Market 62
Zoning CC	Subdivision Highway 43 West Industrial Park	Nearest Town Clairmont
Building Type Commercial Mix,Free-Standing,See Remarks	Year Built 2019	Structure Type Mixed Use
Property Type Commercial	Property Sub Type Mixed Use	Legal Plan 0620227
Building Area (Sq. Ft.) 10467.00	Building Area (Sq. M.) 972.41	Lot Size (Sq. Ft.) 112384
Lot Size (Acres) 2.58	Construction Type Metal Frame,Metal Siding ,See Remarks	Roof Metal
Foundation Poured Concrete	Cooling Central Air	Heating Other,Propane,See Remarks
Commercial Amenities Parking-Extra,See Remarks	Access to Property Paved Road	Inclusions None
Restrictions None Known	Reports Title	

Newer nice sized industrial building on 2.58 acres on the north end of the city in the County. Features 8400 sqft on main floor and 2067 Sqft on the second floor which can be used for a number of different uses. Building was constructed so that you can add 4 over head doors to the south side of the building to change or adjust to your needs if required. Building is on municipal water and sewer, air conditioned, and has lots of leasehold improvements already including 2 - 2 piece bathrooms and two larger bathrooms with two showers in each one, and large paved parking area. Heating is propane and tanks are rented. The amount of land offers the option to build another building if desired. This building is currently leased out to two tenants, but does offer lots of opportunities for many different uses moving forward. You can continue to lease it out as an investment or eventually take it over when leases expire in the future and make it your own. You won't be able to build for this price again. Take a look at this option.

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