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12221 100 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Grande Prairie, Alberta



Listing ID:
35284


MLS ID:
A2310898

\$1,050,000



 **SHEKHAR SAHDEV**
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 RE/MAX Grande Prairie
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 12221 100 Street , Grande Prairie , Alberta T8W 4H1

Transaction Type For Sale	Title Fee Simple	Zoning CA
Subdivision Northgate	Building Type Commercial Mix	Year Built 1990
Structure Type Mixed Use	Property Type Commercial	Property Sub Type Mixed Use
Legal Plan 2081KS	Building Area (Sq. Ft.) 3847.00	Building Area (Sq. M.) 357.40
Access to Property Direct Access	Inclusions Garage Heater	Restrictions None Known
Reports None		

Position your business for success with this versatile 3,800 sq. ft. commercial opportunity located directly on busy 100 Street in Grande Prairie, offering exceptional visibility and easy access. This functional property offers a unique combination of retail, shop, and fenced-yard space, making it suitable for a wide variety of businesses. The front of the building features an open retail area ideal for customer-facing operations, showroom use, or office space. At the rear of the building are two separate shop spaces, each equipped with two 10 x 12 overhead doors to support efficient operations and workflow. The fenced yard at the back offers added flexibility for secure outdoor storage, equipment, or fleet use. Ample on-site parking provides convenience for both staff and customers. A rare opportunity to secure a highly visible and practical commercial space in one of Grande Prairie's busiest commercial corridors.

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