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9934 100 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
La Glace, Alberta



Listing ID:
35426


MLS ID:
A2314892

\$310,000



 **DANIEL CRAM**
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 Sutton Group Grande Prairie Professionals
 780-532-7701

 9934 100 Avenue , La Glace , Alberta T0H2J0

Transaction Type For Sale	Days On Market 14	Zoning GC
Subdivision NONE	Building Type Mixed Use	Year Built 1988
Structure Type Industrial	Property Type Commercial	Property Sub Type Industrial
Legal Plan 4069ET	Building Area (Sq. Ft.) 3334.00	Building Area (Sq. M.) 309.74
Roof Metal	Foundation Other	Heating Boiler,Overhead Heater(s),Forced Air,Natural Gas
Inclusions TWO 2 POST HOISTS 1-12000 LBS, 1-9000LBS, AIR COMPRESSOR,2 DOUBLE WALLED USED OIL TANKS, GRAIN BIN, SHOP TOOLS NEGOTIABLE		
	Restrictions See Remarks	Reports None

ATTENTION MECHANICS! TIRED OF WORKING FOR THE MAN? THIS TURN-KEY 3-BAY MECHANIC SHOP WITH HOISTS INCLUDED IS FOR YOU AND LOCATED IN LA GLACE JUST 36 MIN NORTHWEST OF THE THRIVING CITY OF GP! THE CURRENT OWNER/ MECHANIC HAS RAN HIS OWN BUSINESS OUT OF HERE FOR OVER 25 years, and now he is retiring! THE MAIN SHOP IS 45' WIDE AND 30' DEEP WITH THREE 16' HIGH OVERHEAD DOORS, A 12,000LBS TWO POST HOIST AND A 9000# TWO POST HOIST, AIR COMPRESSOR ARE ALL INCLUDED AND MANY OTHER SPECIALTY TOOLS ARE NEGOTIABLE! THE WHOLE BUILDING IS OVER 3334 SQFT PLUS A STORAGE MEZANINE. THERE IS A FRONT RECEPTION OFFICE AREA, A BACK PARTS STORAGE AND WORKSHOP AREA AND A SEPARATE FRONT OFFICE AREA THAT COULD BE RENTED OUT FOR EXTRA INCOME! THIS SALE INCLUDES THE LAND AND BUILDINGS ON TWO TITLED LOTS! THE PROPERTY IS HEATED BY NATURAL GAS BY A BOILER AND OVERHEAD HEATERS IN THE SHOP AND A NATURAL GAS FURNACE FOR THE OFFICE AREA. THE PROPERTY IS ON ITS OWN WELL AND IS ON LA GLACE TOWN SEWER AND THERE IS A AN ACTIVE ALARM SYSTEM. ROUGH EXPENSES ARE: PROPERTY TAX \$4267-2025, SEWER \$1200/Y, POWER AVG 216/ MONTH IN 2025 AND GAS AVG \$148/ MONTH IN 2025. CLICK ON MEDIA/VIDEO/3D LINK TO VIEW THE VIRTUAL TOUR!

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