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10014 102 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Grande Prairie, Alberta



Listing ID:
18871


MLS ID:
A2028052

\$1,802,529



 **GREG DOBKO**
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 RE/MAX Grande Prairie
 780-538-4747

 10014 102 Street , Grande Prairie , Alberta T8V 2V6

Transaction Type For Sale	Title Fee Simple	Days On Market 423
Year Built 1962	Lot Size (Acres) 0.71	Zoning CC
Subdivision Central Business District	Building Type Commercial Mix,Retail,Street Level Storefront,Warehouse	Structure Type Mixed Use
Property Type Commercial	Property Sub Type Mixed Use	Legal Plan 6057KS
Building Area (Sq. Ft.) 21037.00	Building Area (Sq. M.) 1954.38	Lot Size (Sq. Ft.) 31043
Roof Flat Torch Membrane	Foundation Block	Electric 400 Amp Service
Cooling Central Air	Lot Features Backs on to Park/Green Space,City Lot,Near Shopping Center,Street Lighting,Yard Lights	Inclusions NA
Restrictions None Known	Reports None	Heating Forced Air,Natural Gas

Investment Opportunity! Fully leased building with long term, triple net tenants, located in a great City Central location. This property sits on 2 separately titled lots which provides diversity for future planning of the property!! In 2012, the building had major renovations completed on both the interior and exterior!! It is situated on a very busy street! There is potential to further add more spaces in the building to lease out. Backs on to Muskoseepi Park! The adjacent property to the south of this building is also being offered for sale (St. Paul's United Church A2105755). There is 0.61 acres on that parcel. Together they make an extremely prime property for a new project!!

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