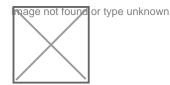


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## **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

**2** (780) 831-7822

RE/MAX Grande Prairie

**2** 780-538-4747

rPn

10014 102 Street , Grande Prairie , Alberta T8V 2V6

Transaction Type Title Days On Market

For Sale Fee Simple 423

Year BuiltLot Size (Acres)Zoning19620.71CC

Subdivision

Central Business District

Building Type
Commercial Mix,Retail,Street Level
Mixed Use

Storefront, Warehouse

Property Type Property Sub Type Legal Plan

Commercial Mixed Use 6057KS

Building Area (Sq. Ft.) Building Area (Sq. M.) Lot Size (Sq. Ft.)

21037.00 1954.38 31043

Roof Foundation Electric

Flat Torch Membrane Block 400 Amp Service

Lot Features

Cooling Backs on to Park/Green Space, City Inclusions

Central Air Lot, Near Shopping Center, Street NA

Lighting, Yard Lights

Restrictions Reports Heating

None Known None 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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