

10101 112 Street  
Grande Prairie, Alberta

MLS # A2106059



## \$20 per sq.ft.

|             |               |
|-------------|---------------|
| Division:   | Gateway       |
| Type:       | Retail        |
| Bus. Type:  | -             |
| Sale/Lease: | For Lease     |
| Bldg. Name: | -             |
| Bus. Name:  | -             |
| Size:       | 30,051 sq.ft. |
| Zoning:     | CA            |

|             |  |                |   |
|-------------|--|----------------|---|
| Heating:    | Boiler, Forced Air, Natural Gas, Radiant | Addl. Cost:    | -   |
| Floors:     | -  | Based on Year: | -   |
| Roof:       | -  | Utilities:     | Electricity Connected, Natural Gas Connected, Fiber Optic |
| Exterior:   | Aluminum Siding , Mixed                  | Parking:       | -   |
| Water:      | Public                                   | Lot Size:      | 4.00 Acres  |
| Sewer:      | Public Sewer                             | Lot Feat:      | City Lot, Low Maintenance Landscape, Near Shopping Center |
| Inclusions: | n/a                                      |                |   |

**LOCATION!** Offering 107 meters of frontage on 100th Avenue. This incredible former auto dealership is for sale or lease in the busiest retail subdivision in Grande Prairie. A fully functional turn-key 30,051 sq. ft building offering 15% site coverage on 4 acres positioned on the corner of one of the busiest intersections in Grande Prairie between Walmart and Home Depot. This property has it all, including a large showroom, warehouse space, 10,000 sq ft service shop, pull-thru service bays, a total of 8 insulated powered OHD with 2 - 11'w x 16'h, 1 - 10'w x 12'h, 1 - 10'w x 10'h, 1 -12'w x 14'h, 3 -12'w x 12'h, 4 clear polycarbonate OHd 12'w x 10'h, parts room, and first- and second-floor office areas. Need extra parking or yard storage? We have you covered with an additional 2.79-acre paved and serviced lot to lease, located less than a block away. Ideal location for any sales and service business looking for a proven winner of a building. This is a must-see, to book a showing call your Commercial Realtor&copy; today.. The subject property is also available for sale at \$7,650,000. This is a must-see, to book a showing call your Commercial Realtor&copy; today.