

10101 112 Street  
Grande Prairie, Alberta

MLS # A2106067



## \$7,650,000

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

<b>Heating:</b>	Boiler, Forced Air, Natural Gas, Radiant	<b>Addl. Cost:</b>	-
<b>Floors:</b>	-	<b>Based on Year:</b>	-
<b>Roof:</b>	-	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Fiber Opti
<b>Exterior:</b>	Aluminum Siding , Mixed	<b>Parking:</b>	-
<b>Water:</b>	Public	<b>Lot Size:</b>	4.00 Acres
<b>Sewer:</b>	Public Sewer	<b>Lot Feat:</b>	City Lot, Landscaped, Low Maintenance Landscape, Nea
<b>Inclusions:</b>	n/a		

**LOCATION!** Offering 107 meters of frontage on 100th Avenue. This incredible former auto dealership is for sale 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 located less than a block away. This lot can be leased or purchased. Ideal location for any sales and service business looking for a proven winner of a building. The subject property is also available for lease at \$20/sq ft NNN. This is a must-see, to book a showing call your Commercial Realtor&copy; today.