

780-832-5880

cord@gpremax.com

12523 101 Street **Grande Prairie, Alberta**

MLS # A2200249



\$650,000

Northgate

Lot Feat:

Division:

Industrial Type: **Bus. Type:** Sale/Lease: For Sale Bldg. Name: -Bus. Name: Size: 2,400 sq.ft. Zoning: CA Addl. Cost: **Based on Year: Utilities:** Parking: Lot Size: 0.21 Acre

Inclusions:

Heating: Floors:

Roof:

Exterior:

Water:

Sewer:

n/a

This exceptional commercial property in Northridge features a 2,400 sq. ft. building situated on a 50' x 180' lot, offering a paved front yard and a gravel rear yard with access from both ends. The shop is equipped with two 14' x 14' overhead doors—one at the front and one at the back— presenting a convenient drive-through option. A permitted sea can is on-site, and the property benefits from an upgraded HVAC unit. Whether you're looking for a prime investment opportunity or a space for your own business, this versatile property is ready to meet your needs in a prime location. Contact your Commercial Realtor© today for more details or to arrange a viewing.