

12001 99 Avenue
Grande Prairie, Alberta

MLS # GP200976



\$4,749,000

Division: Vision West Business Park

Type: Mixed Use

Bus. Type: Mixed, Other, Retail

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 14,000 sq.ft.

Zoning: CA

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: Natural Gas

Exterior: -

Parking: Driveway

Water: Public

Lot Size: 2.26 Acres

Sewer: Sewer

Lot Feat: Corner Lot, Near Shopping Center, Irregular Lot

Inclusions: -

Excellent location! This building is in a high volume traffic area that has been growing quickly with retailers close by such as Peavy Mart, Princess Auto, Costco, & Mark's Work Wear House to mention a few! This 5 year old building is 14,000 square feet and features a fenced back yard with partial paving and a large paved parking area in the front. There are 3 offices on the main floor, a parts room, service reception area, lunch room & 3 washrooms. The upper floor includes a parts room, electrical room, compressor room, storage, 3 offices, & a washroom. These two area are approximately 3,500 square feet. The showroom area is approximately 6,500 square feet. The service shop area is about 4,000 square foot area and is completely open except for a wash bay curtain. Commercial car wash. The adjacent lot being 1.31 acres is also offered for sale at a list price of \$999,000.00