

14625 100 st
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2101652



\$2,150,000

Division:	NONE
Type:	Industrial
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	7,300 sq.ft.
Zoning:	RM-2
Addl. Cost:	-
Based on Year:	-
Utilities:	-
Parking:	-
Lot Size:	-
Lot Feat:	Corner Lot

Heating:	-
Floors:	-
Roof:	-
Exterior:	-
Water:	-
Sewer:	-
Inclusions:	none

High traffic counts, amazing access, and incredible exposure. It doesn't get any better than this! Located on 100th Street (HWY 43), less than 500m from city limits in the county of Grande Prairie, you will find this exceptional 4+ Acre parcel, complete with a 6000 sqft shop and a newly renovated office! Fronting onto Highway #43, The 4.1-acre LARGE CORNER LOT is fully fenced with two approaches and a great turning radius. The shop is very functional and could be used for several different uses - 6,000 sq. ft. with a 10-ton O.H. crane, 5-16 ft. x 16 ft. O.H. doors, 1 - 100 ft. drive-thru bay + mezzanine. IN FLOOR HEAT IN SHOP. The stand-alone 1,300 sq. ft. office has been recently renovated with newer vinyl plank flooring, paint, windows, and siding. Features 3 offices, board room, reception + more. Perfect set up, to have the office separated for a quiet work environment for staff, sales, MGMT + admin. Vendor financing options are available for qualified buyers, call your Commercial Realtor© for more information or to book a showing today. This property is also available for lease, \$23 PSF plus NNN, MLS#: A2101653.