

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
Addl. Cost:	-
Based on Year:	-
Utilities:	Electricity Connected, Natural Gas Connected, Fiber Optic
Parking:	-
Lot Size:	4.00 Acres
Lot Feat:	City Lot, Landscaped, Low Maintenance Landscape, Near

**Heating:** Boiler, Forced Air, Natural Gas, Radiant

**Floors:** -

**Roof:** -

**Exterior:** Aluminum Siding , Mixed

**Water:** Public

**Sewer:** Public Sewer

**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; 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; today.