

# **\$1,150,000 - 12715 101 Street, Grande Prairie**

MLS® #A2212066

**\$1,150,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.41 Acres

Northridge., Grande Prairie, Alberta

FOR SALE - Commercial building on .41 acres in good location in Northridge commercial with good accessibility with drive thru access from the front to the back alley. This building shows very well as it is clean and in good condition (built in 2008). There is a front office area (reception, 2 offices, storage & bathroom) and second floor additional office space (one large office & spacious boardroom or lunchroom with 3 pc. bathroom, & a furnace/utility room) of approximately 855 sq.ft. The main floor shop area has 20 ft high ceilings - there are 2 large overhead doors at the end of the shop (both are 12' wide x 14' high) and there is another overhead door on the south side of the building near the front of the building that offers easy access (size of this overhead door is 10' x 10'). Power is 200 amp service. This building has metal siding and a metal roof. This is a very clean property with paving throughout the front parking and side lot. The fenced yard has some paving and the rest of the lot is hard surface - nice size yard with 2 secure gates - one to the front area and the second double gate to the back alley offering easy drive through access. Priced below replacement cost completely set up. Possession could be quick! Call your Realtor & take a Look!

Built in 2008

## **Essential Information**



MLS® #	A2212066
Price	\$1,150,000
Bathrooms	0.00
Acres	0.41
Year Built	2008
Type	Commercial
Sub-Type	Mixed Use
Status	Active

### Community Information

Address	12715 101 Street
Subdivision	Northridge.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 5S1

### Interior

Heating	Forced Air, Natural Gas, Floor Furnace, Overhead Heater(s)
Cooling	Central Air

### Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Level
Roof	Metal
Construction	Concrete, Metal Siding
Foundation	Slab

### Additional Information

Date Listed	April 15th, 2025
Days on Market	30
Zoning	CA

### Listing Details

Listing Office	Century 21 Grande Prairie Realty Inc.
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