

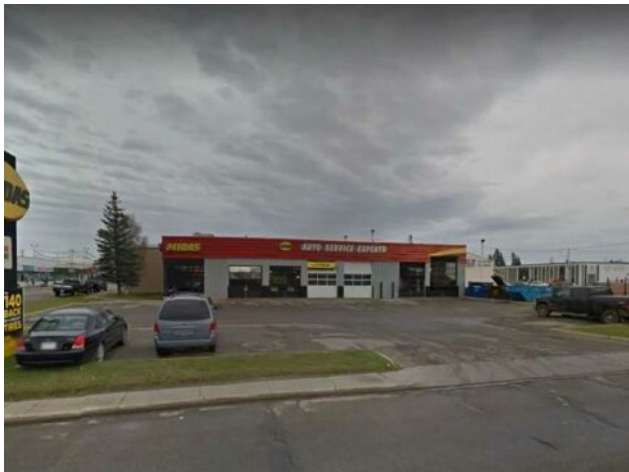


DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
OUELLETTE  
ASSOCIATE

780-831-7725  
jackadmin@gpremax.com

11211 100 Street  
Grande Prairie, Alberta

MLS # A2230502



\$999,999

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	0.32 Acre
Sewer:	-	Lot Feat:	-
Inclusions:	NA		

INVESTMENT OPPORTUNITY!! Here is a great well known property in the City Centre, with a long term client, who has a five year lease in place, expiring the end of May, 2029!! Mechanics shop on two lots. This building is 4,169 square feet and consists of reception area, washroom, mechanical area, a mezzanine with office, staff room and file storage. It has two 10' x 10' Sunshine OH Doors, one 10' x 10' insulated OH door, one 10' x 12' insulated OH door, one 10' x 12' Sunshine OH door and one 12' x 12' Sunshine OH door. 16' ceiling height in shop. Public paved parking lot in front. HIGH VISIBILITY LOCATION ON 100 STREET!!!