



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

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12523 101 Street
Grande Prairie, Alberta

MLS # A2200249



\$650,000

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	0.21 Acre
Sewer:	-	Lot Feat:	-
Inclusions:	n/a		

This exceptional commercial property in Northridge features a 2,400 sq. ft. building situated on a 50' x 180' lot, offering a paved front yard and a gravel rear yard with access from both ends. The shop is equipped with two 14' x 14' overhead doors—one at the front and one at the back—presenting a convenient drive-through option. A permitted sea can is on-site, and the property benefits from an upgraded HVAC unit. Whether you're looking for a prime investment opportunity or a space for your own business, this versatile property is ready to meet your needs in a prime location. Contact your Commercial Realtor today for more details or to arrange a viewing.