



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

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12715 101 Street
Grande Prairie, Alberta

MLS # A2212066



\$1,150,000

Division:	Northridge	
Type:	Mixed Use	
Bus. Type:	-	
Sale/Lease:	For Sale	
Bldg. Name:	-	
Bus. Name:	-	
Size:	4,300 sq.ft.	
Zoning:	CA	
Heating:	Overhead Heater(s), Floor Furnace, Forced Air, Natural Gas	Addl. Cost: -
Floors:	Concrete	Based on Year: -
Roof:	Metal	Utilities: -
Exterior:	Concrete, Metal Siding	Parking: -
Water:	Public	Lot Size: 0.41 Acre
Sewer:	Public Sewer	Lot Feat: Back Lane, Level
Inclusions:	N/A	

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!