

# \$7,650,000 - 10101 112 Street, Grande Prairie

MLS® #A2106067

**\$7,650,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 4.00 Acres

Gateway., Grande Prairie, Alberta

LOCATION! Offering 107 meters of frontage on 100th Avenue. This incredible former auto dealership is for sale 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 located less than a block away. This lot can be leased or purchased. Ideal location for any sales and service business looking for a proven winner of a building. The subject property is also available for lease at \$20/sq ft NNN. This is a must-see, to book a showing call your Commercial Realtor® today.

Built in 2002

## Essential Information

MLS® #	A2106067
Price	\$7,650,000



Bathrooms	0.00
Acres	4.00
Year Built	2002
Type	Commercial
Sub-Type	Retail
Status	Active

### Community Information

Address	10101 112 Street
Subdivision	Gateway.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 8H6

### Amenities

Utilities	Electricity Connected, Fiber Optics Available, Natural Gas Connected
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### Interior

Heating	Natural Gas, Boiler, Forced Air, Radiant
Cooling	Full

### Exterior

Lot Description	City Lot, Low Maintenance Landscape, Landscaped, Near Shopping Center, Street Lighting, Near Public Transit, Yard Lights
Construction	Aluminum Siding, Mixed
Foundation	Poured Concrete

### Additional Information

Date Listed	February 6th, 2024
Days on Market	562
Zoning	CA

### Listing Details

Listing Office	RE/MAX Grande Prairie
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