

# \$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	Fiber Optics Available, Electricity Connected, Natural Gas Connected
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### **Interior**

Heating	Boiler, Forced Air, Natural Gas, 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	426
Zoning	CA

### **Listing Details**

Listing Office	RE/MAX Grande Prairie
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