

# \$1,150,000 - 12715 101 Street, Grande Prairie

MLS® #A2212066

**\$1,150,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.41 Acres

Northridge., Grande Prairie, Alberta

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. The building is in good condition (built in 2008) with 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). 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 that offers easy access (size of this overhead door is 10' x 10'). 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. Possession on this building could be quick. This building is for sale - if you are looking to lease I can assist in finding an investor for the purchase. Call for more information or to view!

Built in 2008

## Essential Information

MLS® #	A2212066
Price	\$1,150,000



Bathrooms	0.00
Acres	0.41
Year Built	2008
Type	Commercial
Sub-Type	Mixed Use
Status	Active

### **Community Information**

Address	12715 101 Street
Subdivision	Northridge.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 5S1

### **Interior**

Heating	Floor Furnace, Forced Air, Natural Gas, Overhead Heater(s)
Cooling	Central Air

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Lane, Level
Roof	Metal
Foundation	Slab

### **Additional Information**

Date Listed	April 15th, 2025
Days on Market	4
Zoning	CA

### **Listing Details**

Listing Office	Century 21 Grande Prairie Realty Inc.
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