



**GRASSROOTS**  
REALTY GROUP

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**15825 100 Street**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2236805**



**\$1,999,900**

**Division:** Crossroads South

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 6,400 sq.ft.

**Zoning:** RM-2

**Heating:** In Floor

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** Tar/Gravel

**Utilities:** -

**Exterior:** Concrete, Metal Siding

**Parking:** -

**Water:** -

**Lot Size:** 2.48 Acres

**Sewer:** -

**Lot Feat:** Low Maintenance Landscape

**Inclusions:** N/A

Here's your opportunity to own a solid commercial property featuring 4 SELF-STORAGE buildings on 2.48 acres, zoned RM-2. Conveniently located just north on 100th Street, this property offers excellent exposure in the most prime high-traffic area, with potential for so much more than its intended use. Each of the four 1,600 sq. ft. concrete buildings offer 16 self-storage units. That's 64 total — dust, rodent, and weather-proof units, all equipped with in-floor heat and overhead doors. The gravel yard is fully fenced with barb wire top for security, plus extra-high reinforced steel fencing along the east side. Services include power and gas to the property, giving you the infrastructure needed to maintain and grow efficient operations. Whether you're expanding your investment portfolio or diving into your first commercial venture, this is a turn-key opportunity! ALL OFFERS WILL BE SUBJECT TO COUNTY SUBDIVISION APPROVAL. Note: Property tax amount will be determined upon subdivision approval. Call your Commercial agent today to arrange your viewing!