



12703 & 12707 101 Street
Grande Prairie, Alberta

MLS # A2296461



\$1,299,000

Division:	Northridge
Type:	Mixed Use
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	4,800 sq.ft.
Zoning:	CA

Heating:	Overhead Heater(s), Forced Air	Addl. Cost:	-
Floors:	Carpet, Concrete, Tile	Based on Year:	-
Roof:	Metal	Utilities:	Electricity Connected, Natural Gas Connected, Phone Co
Exterior:	Aluminum Siding , Metal Frame	Parking:	-
Water:	-	Lot Size:	0.41 Acre
Sewer:	-	Lot Feat:	Back Lane, City Lot, Level
Inclusions:	Negotiable - Wash Bay Curtains, Pressure Wash System, Washer, Dryer, Fridge, Stove, OR Microwave. As Is Condition.		

Affordable working shops with yard & flexible layout like are almost IMPOSSIBLE TO FIND! With 6,300 s.f. of usable space, this steel-frame industrial shop on 0.41 acres was designed with contractors, equipment operators, supply businesses, mechanical services and maintenance companies in mind. Ideally located for easy highway access or city-wide movement, this north-end, 2-storey shop has the added bonus of being designed to demise for added flexibility, income or investment! Features of this unique property include a 4,100 sq. ft. shop with 22' ceilings, dual floor drains, (2) 14' x 18' overhead doors, wash bay curtain, pressure wash system, a locker room & 3-piece washroom. Main floor is complete with a professional, well-appointed 700 sf reception/showroom with room for additional offices. The 1500 s.f. mezzanine level's layout offers 2 large offices, a full kitchen & lunchroom, driver sleep area, 3-piece bath, staff lounge, and 550 s.f. of forklift-accessible storage—ideal for parts, tools, more offices or even your golf simulator. Outside, the fully fenced yard with 3 gated access points allows for secure equipment storage & easy flow-through access. An extra large, 27' concrete apron supports heavier traffic & staging, with yard lighting for early morning & late evening work. Don't let this hard-to-find building slip by you. Call now or contact your commercial realtor to view before it's gone. Also, available for longer term lease.