



**GRASSROOTS**  
REALTY GROUP

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10101 112 Street  
Grande Prairie, Alberta

MLS # A2106067



**\$7,650,000**

Division:	Gateway
Type:	Retail
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	30,051 sq.ft.
Zoning:	CA
Addl. Cost:	-
Based on Year:	-
Utilities:	Electricity Connected, Natural Gas Connected, Fiber Optic
Parking:	-
Lot Size:	4.00 Acres
Lot Feat:	City Lot, Landscaped, Low Maintenance Landscape, Near

Heating:	Boiler, Forced Air, Natural Gas, Radiant
Floors:	-
Roof:	-
Exterior:	Aluminum Siding , Mixed
Water:	Public
Sewer:	Public Sewer
Inclusions:	n/a

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&copy; today.