



GRASSROOTS
REALTY GROUP

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**12523 101 Street
Grande Prairie, Alberta**

MLS # A2200249



\$650,000

Division: Northgate

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 2,400 sq.ft.

Zoning: CA

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 0.21 Acre

Sewer: -

Lot Feat: -

Inclusions: n/a

This exceptional commercial property in Northridge features a 2,400 sq. ft. building situated on a 50' x 180' lot, offering a paved front yard and a gravel rear yard with access from both ends. The shop is equipped with two 14' x 14' overhead doors—one at the front and one at the back—presenting a convenient drive-through option. A permitted sea can is on-site, and the property benefits from an upgraded HVAC unit. Whether you're looking for a prime investment opportunity or a space for your own business, this versatile property is ready to meet your needs in a prime location. Contact your Commercial Realtor® today for more details or to arrange a viewing.