

\$2,150,000 - 14625 100 St, Rural Grande Prairie No. 1, County of

MLS® #A2101652

\$2,150,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

NONE, Rural Grande Prairie No. 1, County of, Alberta

High traffic counts, amazing access, and incredible exposure. It doesn't get any better than this! Located on 100th Street (HWY 43), less than 500m from city limits in the county of Grande Prairie, you will find this exceptional 4+ Acre parcel, complete with a 6000 sqft shop and a newly renovated office! Fronting onto Highway #43, The 4.1-acre LARGE CORNER LOT is fully fenced with two approaches and a great turning radius. The shop is very functional and could be used for several different uses - 6,000 sq. ft. with a 10-ton O.H. crane, 5-16 ft. x 16 ft. O.H. doors, 1 - 100 ft. drive-thru bay + mezzanine. IN FLOOR HEAT IN SHOP. The stand-alone 1,300 sq. ft. office has been recently renovated with newer vinyl plank flooring, paint, windows, and siding. Features 3 offices, board room, reception + more. Perfect set up, to have the office separated for a quiet work environment for staff, sales, MGMT + admin. Vendor financing options are available for qualified buyers, call your Commercial Realtor® for more information or to book a showing today. This property is also available for lease, \$23 PSF plus NNN, MLS#: A2101653.

Built in 1999

Essential Information



MLS® #	A2101652
Price	\$2,150,000
Sold Price	\$2,010,000
Bathrooms	0.00
Acres	0.00
Year Built	1999
Type	Commercial
Sub-Type	Industrial
Status	Sold

Community Information

Address	14625 100 St
Subdivision	NONE
City	Rural Grande Prairie No. 1, County of
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T8V7C1

Exterior

Lot Description	Corner Lot
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Additional Information

Date Listed	January 15th, 2024
Date Sold	July 26th, 2024
Days on Market	193
Zoning	RM-2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Grande Prairie
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