

12703 & 12707 101 Street  
Grande Prairie, Alberta

MLS # A2296461



**\$1,299,000**

<b>Division:</b>	Northridge
<b>Type:</b>	Mixed Use
<b>Bus. Type:</b>	-
<b>Sale/Lease:</b>	For Sale
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	6,300 sq.ft.
<b>Zoning:</b>	CA

<b>Heating:</b>	Overhead Heater(s), Forced Air	<b>Addl. Cost:</b>	-
<b>Floors:</b>	Carpet, Concrete, Tile	<b>Based on Year:</b>	-
<b>Roof:</b>	Metal	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Phone Co
<b>Exterior:</b>	Aluminum Siding , Metal Frame	<b>Parking:</b>	-
<b>Water:</b>	-	<b>Lot Size:</b>	0.41 Acre
<b>Sewer:</b>	-	<b>Lot Feat:</b>	Back Lane, City Lot, Level
<b>Inclusions:</b>	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 has a footprint of 4800 sf & includes 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-pce 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.