

10518 100 Avenue
Grande Prairie, Alberta

MLS # A2182413

\$12,000 per month



Division: College Park

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 4,660 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: See attached Equipment List

TURN-KEY LEASE SPACE WITH IMMEDIATE OCCUPANCY CURRENTLY SET-UP AS A TURN-KEY DISTILLERY/BREWING SPACE. OVER \$1 MILLION DOLLARS OF EQUIPMENT, ASSETS & LEASEHOLDS ALREADY IN PLACE!! This is a truly remarkable opportunity to acquire a ready to operate Distillery space at a fraction of the set-up cost. An even bigger bonus is the fact that the tasting room and retail area are also ready to go, the high-visibility location will allow for great exposure to 100 Avenue Grande Prairie which offers huge traffic counts. Also keep in mind that an additional 2041sq.ft. are available directly adjacent and could offer a great opportunity to expand the tasting room or create a restaurant/lounge to compliment the retail side of this business. Building offers ample parking and solid concrete block construction with great ceiling heights and upgraded power source to service the equipment. This space can also be used for many different uses if desired. The local economy is trending in a positive direction and the timing on a new business venture could lead to great future returns. Call a Commercial Realtor today for additional information and to arrange a tour of the property & operations.