

780-814-1126 tallon@tallonjebb.ca

12523 101 Street Grande Prairie, Alberta

Heating: Floors: Roof:

Exterior:

Water:

Sewer:

Inclusions:

-

-

-

-

n/a

MLS # A2200249



\$650,000

| Division: | Northgate | |
|-------------|----------------|-----------|
| Туре: | Industrial | |
| Bus. Type: | - | |
| Sale/Lease: | For Sale | |
| Bldg. Name: | - | |
| Bus. Name: | - | |
| Size: | 2,400 sq.ft. | |
| Zoning: | СА | |
| | Addl. Cost: | - |
| | Based on Year: | - |
| | Utilities: | - |
| | Parking: | - |
| | Lot Size: | 0.21 Acre |
| | Lot Feat: | _ |

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.