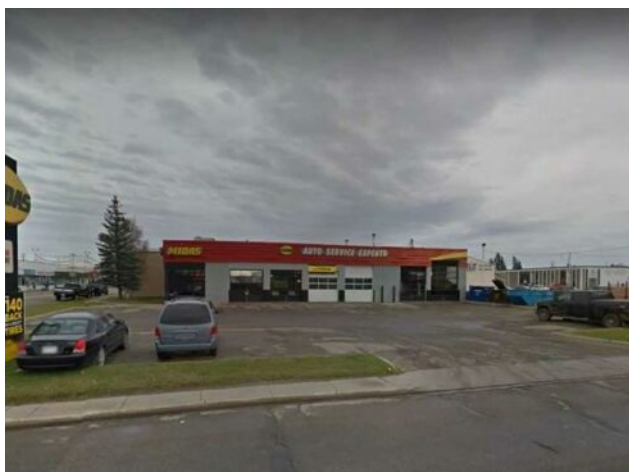


11211 100 Street
Grande Prairie, Alberta

MLS # A2230502



\$999,999

Division: Central Business District

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 4,173 sq.ft.

Zoning: CA

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 0.32 Acre

Sewer: -

Lot Feat: -

Inclusions: NA

INVESTMENT OPPORTUNITY!! Here is a great well known property in the City Centre, with a long term client, who has a five year lease in place, expiring the end of May, 2029!! Mechanics shop on two lots. This building is 4,169 square feet and consists of reception area, washroom, mechanical area, a mezzanine with office, staff room and file storage. It has two 10' x 10' Sunshine OH Doors, one 10' x 10' insulated OH door, one 10' x 12' insulated OH door, one 10' x 12' Sunshine OH door and one 12' x 12' Sunshine OH door. 16' ceiling height in shop. Public paved parking lot in front. **HIGH VISIBILITY LOCATION ON 100 STREET!!!**