

# \$7,650,000 - 10101 112 Street, Grande Prairie

MLS® #A2106067

**\$7,650,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 4.00 Acres

Gateway., Grande Prairie, Alberta

LOCATION! Offering 107 meters of frontage on 100th Avenue. This incredible former auto dealership is for sale in the busiest retail subdivision in Grande Prairie. A fully functional turn-key 30,051 sq. ft building offering 15% site coverage on 4 acres positioned on the corner of one of the busiest intersections in Grande Prairie between Walmart and Home Depot. This property has it all, including a large showroom, warehouse space, 10,000 sq ft service shop, pull-thru service bays, a total of 8 insulated powered OHD with 2 - 11'w x 16'h, 1 - 10'w x 12'h, 1 - 10'w x 10'h, 1 - 12'w x 14'h, 3 - 12'w x 12'h, 4 clear polycarbonate OHd 12'w x 10'h, parts room, and first- and second-floor office areas. Need extra parking or yard storage? We have you covered with an additional 2.79 acre paved and serviced lot located less than a block away. This lot can be leased or purchased. Ideal location for any sales and service business looking for a proven winner of a building. The subject property is also available for lease at \$20/sq ft NNN. This is a must-see, to book a showing call your Commercial Realtor® today.

Built in 2002

## Essential Information

|        |             |
|--------|-------------|
| MLS® # | A2106067    |
| Price  | \$7,650,000 |



|            |            |
|------------|------------|
| Bathrooms  | 0.00       |
| Acres      | 4.00       |
| Year Built | 2002       |
| Type       | Commercial |
| Sub-Type   | Retail     |
| Status     | Active     |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 10101 112 Street |
| Subdivision | Gateway.         |
| City        | Grande Prairie   |
| County      | Grande Prairie   |
| Province    | Alberta          |
| Postal Code | T8V 8H6          |

### Amenities

|           |                                                                      |
|-----------|----------------------------------------------------------------------|
| Utilities | Electricity Connected, Natural Gas Connected, Fiber Optics Available |
|-----------|----------------------------------------------------------------------|

### Interior

|         |                                          |
|---------|------------------------------------------|
| Heating | Boiler, Forced Air, Natural Gas, Radiant |
| Cooling | Full                                     |

### Exterior

|                 |                                                                                                                          |
|-----------------|--------------------------------------------------------------------------------------------------------------------------|
| Lot Description | City Lot, Landscaped, Low Maintenance Landscape, Near Public Transit, Near Shopping Center, Street Lighting, Yard Lights |
| Construction    | Aluminum Siding, Mixed                                                                                                   |
| Foundation      | Poured Concrete                                                                                                          |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | February 6th, 2024 |
| Days on Market | 639                |
| Zoning         | CA                 |

### Listing Details

|                |                       |
|----------------|-----------------------|
| Listing Office | RE/MAX Grande Prairie |
|----------------|-----------------------|

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