

**12715 101 Street  
Grande Prairie, Alberta**
**MLS # A2168918**


# \$1,275,000

---

**Division:** Northridge

---

**Type:** Mixed Use

---

**Bus. Type:** -

---

**Sale/Lease:** For Sale

---

**Bldg. Name:** Next Compression

---

**Bus. Name:** -

---

**Size:** 4,256 sq.ft.

---

**Zoning:** CA

---

**Heating:** Overhead Heater(s), Floor Furnace, Forced Air, Natural Gas

**Addl. Cost:** -

---

**Floors:** Concrete

**Based on Year:** -

---

**Roof:** Metal

**Utilities:** -

---

**Exterior:** -

**Parking:** -

---

**Water:** Public

**Lot Size:** 0.41 Acre

---

**Sewer:** Public Sewer

**Lot Feat:** Back Lane, Level

---

**Inclusions:** Fridge, AC Unit, Overhead Heater in Shop

---

FOR SALE - Commercial building on .41 acres in good location in Northridge commercial area with great accessibility. The building is in very good condition (built in 2008) with front office area (reception, 2 offices, storage & bathroom) and second floor additional office space (one large office & boardroom or lunchroom with 3 pc. bathroom, furnace/utility room). The main floor shop area has 20 ft high ceilings - there are 2 large overhead doors at the end of the shop (both are 12' wide x 14' high) and there is another side overhead door near the front on the south side of the building that offers easy access (size of this overhead door is 10' x 10'). This is a very clean property with paving throughout the front parking and side lot. The fenced yard has some paving and the rest of the lot is hard surface - very nice size yard with 2 secure gates - one to the front area and the second double gate to the back alley for easy drive through option. Possession on this building could be quick. This building is for sale - if you are looking to lease I can assist in finding an investor for the purchase. Call for more information or to view!