12501 100 Street
Grande Prairie, Alberta

MLS # A2184563
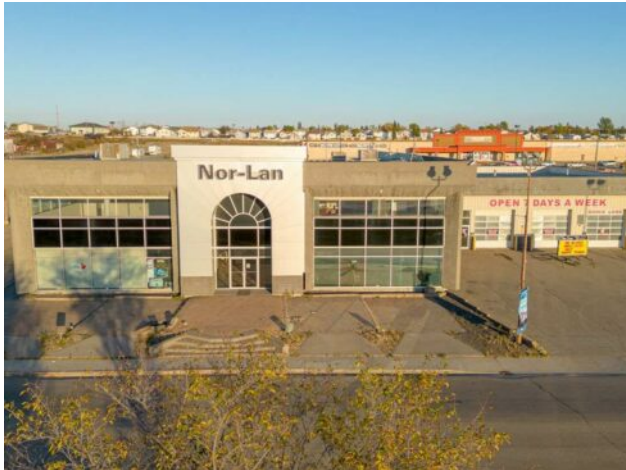
$3,100,000

Division:	NONE
Type:	Mixed Use
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	25,834 sq.ft.
Zoning:	CA

Heating:	-	**Addl. Cost:**	-
Floors:	-	**Based on Year:**	-
Roof:	-	**Utilities:**	-
Exterior:	-	**Parking:**	-
Water:	-	**Lot Size:**	2.59 Acres
Sewer:	-	**Lot Feat:**	-
Inclusions:	none		

HIGH VISIBILITY Dealership Building For Sale. Location, location, location featuring a landmark automotive dealership facility that can be converted to suit many different types of commercial, retail, office, warehouse, equipment rental and possibly light industrial business operations. The main building offers 10 lots totaling 2.59 Acres. Unbeatable visibility located right on 100 Street with some of the highest traffic counts along 100st. in the City of Grande Prairie will offer the exposure your operations have been waiting for. The dealership building has undergone many recent upgrades including the addition of the main showroom space and three service and lube bays on the south side. Overall, the property is in great condition and has many upgrades that will offer future owners piece of mind. 24,000+/- square feet of multi functional commercial space including large showroom with reception area & office space, finished 2nd level with office space, boardrooms, staff area with kitchen and potential for future office expansion if desired, parts & service area offers multiple shop bays with mezzanine, sumps and upgraded LED lighting, the attached lube & service bays offer high ceiling heights and a mechanic/service pit fully outfitted and ready to go. The yard is fully paved with great signage options and yard lighting. This property and location are ideal for a sales, rental, oilfield service, engineering, supply showroom/warehouse and many types of business looking to thrive! Lots of options here are far as additional land, and the ability to lease if that fits your needs. Must be seen to be appreciated!!! Building can be purchased with 5 less lots MLS A2093329