



GRASSROOTS
REALTY GROUP

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12102 101 Avenue
Grande Prairie, Alberta

MLS # A2325152



\$3,650,000

Division: Brochu Industrial

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 19,159 sq.ft.

Zoning: IG

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 2.10 Acres

Sewer: -

Lot Feat: -

Inclusions: n/a

Located with exceptional exposure directly onto Highway 43, outstanding curb appeal, and a large pylon sign, this highly versatile commercial property presents an outstanding opportunity for retail, mixed-use, or industrial users. Situated on approximately 2.1 fenced and graveled acres, the property features 12,926 SF on the main floor, including a functional four-bay shop accessed by three 14' x 16' overhead doors and one 12' x 12' overhead door. The building also offers a 5,025 SF engineered mezzanine, ideal for office, showroom, or additional workspace, along with an additional 1,208 SF storage mezzanine. Ample paved parking at the front provides convenient access for customers and staff, while the expansive fenced and graveled yard offers excellent space for equipment, inventory, fleet operations, or outdoor storage. Opportunities combining exposure, functionality, and site size are exceptionally rare. Call your Commercial Realtor; today for more information or to arrange a private tour.