

# \$1,900,000 - 15101 102 Street, Rural Grande Prairie No. 1, County of

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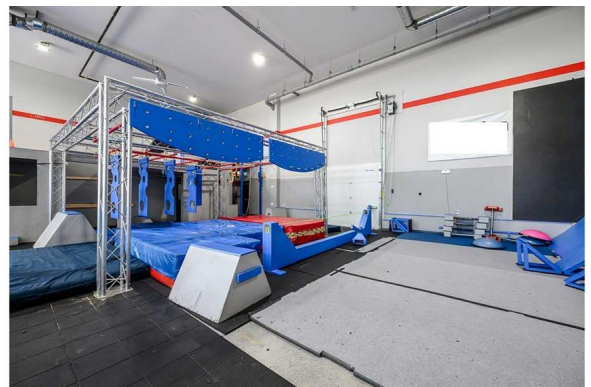
MLS® #A2148599

**\$1,900,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 2.58 Acres

Highway 43 West Industrial Park, Rural  
Grande Prairie No. 1, County of, Alberta

Newer nice sized industrial building on 2.58 acres on the north end of the city in the County. Features 8400 sqft on main floor and 2067 Sqft on the second floor which can be used for a number of different uses. Building was constructed so that you can add 4 over head doors to the south side of the building to change the adjust to your needs if required. Building is on municipal water and sewer, air conditioned, and has lots of leasehold improvements already including 2 - 2 piece bathrooms and two larger bathrooms with two showers in each one. Heating is propane and tanks are rented. Lots of paved parking and also offers more land to build another building if desired. This property offers lots of opportunity for many different uses, you can continue to lease it out, or eventually take it over when leases expire and make it your own. You won't be able to build for this price again and it features extra land available for building. Take a look at this option.



Built in 2019

## Essential Information

|           |             |
|-----------|-------------|
| MLS® #    | A2148599    |
| Price     | \$1,900,000 |
| Bathrooms | 0.00        |
| Acres     | 2.58        |

|            |            |
|------------|------------|
| Year Built | 2019       |
| Type       | Commercial |
| Sub-Type   | Industrial |
| Status     | Active     |

### Community Information

|             |                                       |
|-------------|---------------------------------------|
| Address     | 15101 102 Street                      |
| Subdivision | Highway 43 West Industrial Park       |
| City        | Rural Grande Prairie No. 1, County of |
| County      | Grande Prairie No. 1, County of       |
| Province    | Alberta                               |
| Postal Code | T8X 0X3                               |

### Interior

|         |                             |
|---------|-----------------------------|
| Heating | Other, Propane, See Remarks |
| Cooling | Central Air                 |

### Exterior

|              |                                        |
|--------------|----------------------------------------|
| Roof         | Metal                                  |
| Construction | Metal Frame, Metal Siding, See Remarks |
| Foundation   | Poured Concrete                        |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 11th, 2024 |
| Days on Market | 410             |
| Zoning         | CC              |

### Listing Details

|                |                                 |
|----------------|---------------------------------|
| Listing Office | Royal LePage - The Realty Group |
|----------------|---------------------------------|

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