

# \$650,000 - 12523 101 Street, Grande Prairie

MLS® #A2200249

**\$650,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.21 Acres

Northgate, Grande Prairie, Alberta

This exceptional commercial property in Northridge features a 2,400 sq. ft. building situated on a 50' x 180' lot, offering a paved front yard and a gravel rear yard with access from both ends. The shop is equipped with two 14' x 14' overhead doors—one at the front and one at the back—presenting a convenient drive-through option. A permitted sea can is on-site, and the property benefits from an upgraded HVAC unit. Whether you're looking for a prime investment opportunity or a space for your own business, this versatile property is ready to meet your needs in a prime location. Contact your Commercial Realtor® today for more details or to arrange a viewing.

Built in 2012

## Essential Information

MLS® #	A2200249
Price	\$650,000
Bathrooms	0.00
Acres	0.21
Year Built	2012
Type	Commercial
Sub-Type	Industrial
Status	Active

## Community Information

Address	12523 101 Street
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Subdivision	Northgate
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 5S1

### **Additional Information**

Date Listed	March 11th, 2025
Days on Market	66
Zoning	CA

### **Listing Details**

Listing Office	RE/MAX Grande Prairie
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