

**Available > Former Auto Dealership Property**

**10101 – 112 Street, Grande Prairie, AB**  
**Building Size > 30,051 sq.ft.**  
**Zoning > Commercial Arterial – CA**  
**Lot Size > 4 Acres**



**10101 – 112 Street, Grande Prairie, Alberta**



**Cord Spero**  
**C: 780 832 5880**  
**Commercial Agent**



**Bobbi Dawson**  
**C: 780 876 9776**  
**Commercial Broker**







A fully functional turn-key 30,051 sq.ft building offering 15% site coverage on 4 acres that is positioned on the corner of one of the busiest intersections in Grande Prairie. The property has a large showroom, shop space, pull-thru service bays, parts room, first and second floor office areas.

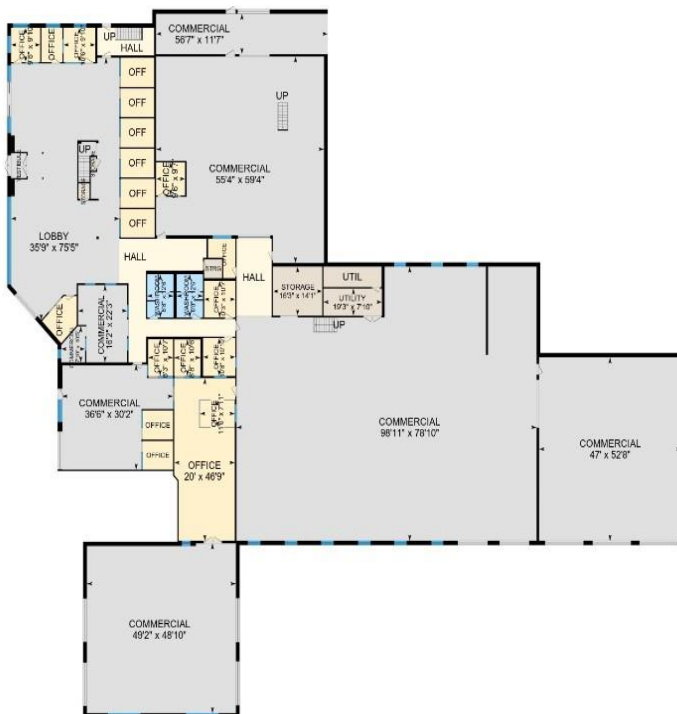




## Map of Location



## Building Layout



## About Grande Prairie

Majoring as a hub for the oil and gas industry, Grande Prairie has historically witnessed a growth of population from the result of expansion of work in Northern Alberta. Grande Prairie continues to maintain major economic activity in Agriculture and Forestry with major exports of lumber, grain and livestock in addition to oil and natural gas. Household income is nearly at \$130,000 per year.

The property is located in the Gateway Power Centre, which provides access to well over 20,000 vehicles daily with retail neighbours such as Walmart, Home Depot and many more.