



**FURTHER
REDUCED
NOW: \$1.72M**

**FREESTANDING COMMERCIAL
BUILDING 10,296 SQ.FT.±**

SITUATED ON 1.92 ACRES±

528 SQ.FT.± SHOP/GARAGE

PROPERTY HIGHLIGHTS



Unique Property: Ideal for educational training services, medical and general professional practices



Exposure/Access: Corner site with prime frontage onto 128th Avenue and 101 Street



Functionality: Modern construction/amenities with ability to demise and/or expand building footprint



Site Coverage: 13.37%, offers abundant on site parking and storage opportunities



Total Sale Price: ~~\$2,650,000~~ NOW \$1,720,000

Vince Caputo MBA, SIOR
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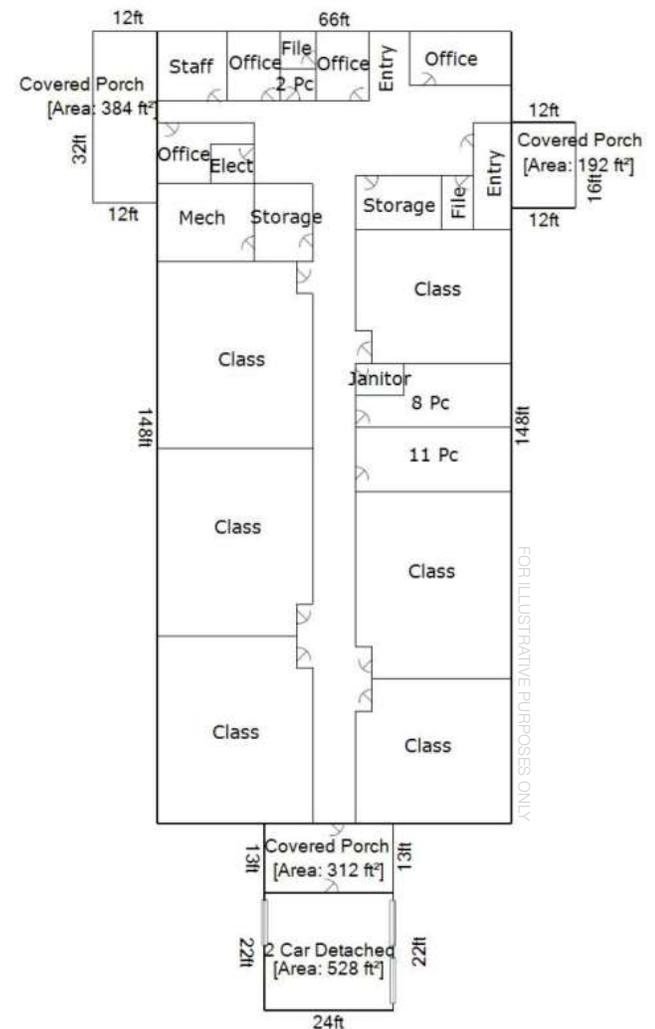


FREESTANDING COMMERCIAL BUILDING 10,296 SQ.FT.±

COURT ORDERED SALE
10129 - 128 AVENUE
 GRANDE PRAIRIE, ALBERTA

ADDITIONAL INFORMATION

BUILDING SIZE	Office: 9,768 sq.ft.± Shop/Garage: 528 sq.ft.± Total Building Size: 10,296 sq.ft.±
SITE SIZE	1.92 Acres±
SITE COVERAGE	13.37% (Based on total building footprint of main floor, garage and porches)
LEGAL DESCRIPTION	Lot 7, Block 4, Plan 0621904
ZONING	CA - Arterial Commercial District
YEAR BUILT	2010
POWER	400 Amp main panel (TBC by Purchaser)
SIGNAGE	Fascia, plus ability for future pylon signage
PARKING	Up to 25 paved surface stalls on site
AVAILABLE	Immediately
SALE PRICE	\$2,650,000 FURTHER REDUCED \$1,720,000
PROPERTY TAXES	\$52,767.61 (2022)
OFFICE	The main building is configured with a reception area, offices and staff areas, classrooms and support areas
OFFICE HEATING	Hot Air Forced Air Furnaces, conditioning unit and in-floor heating with boiler (TBC by Purchaser)
GARAGE	<ul style="list-style-type: none"> • Double car garage with 11'± eaves • (3) 10' x 10' Insulated electric overhead doors • Overhead space heater
EXTRAS & YARD	<ul style="list-style-type: none"> • (3) Covered porches at the entrances to the main building (888 sq.ft.±) • Paved parking area with gravelled yard area • Chain link perimeter fencing



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5005-F VC23



**FREESTANDING COMMERCIAL
BUILDING 10,296 SQ.FT.±**

COURT ORDERED SALE
10129 - 128 AVENUE
GRANDE PRAIRIE, ALBERTA



27,750
VEHICLES PER
DAY ON 100 ST



79,024
POPULATION
IN AREA



2.0%
POPULATION
GROWTH
(2022-2027)



40,005
EMPLOYEES
IN AREA



\$123,192
AVERAGE ANNUAL
INCOME



IDEAL FOR:



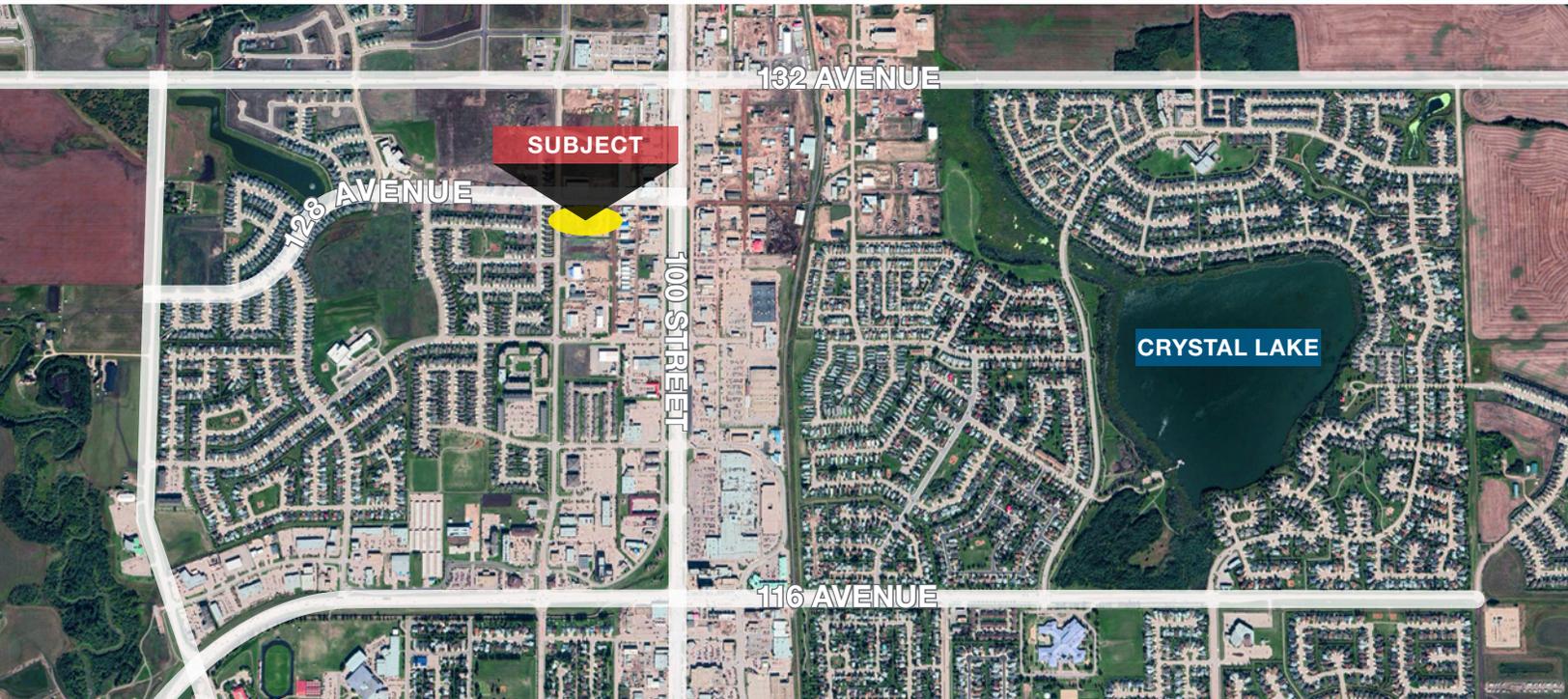
**EDUCATIONAL
TRAINING**



**MEDICAL
USES**



**PROFESSIONAL
SERVICES**



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