

\$1,999,900 - 15825 100 Street, Rural Grande Prairie No. 1, County of

MLS® #A2236805

\$1,999,900

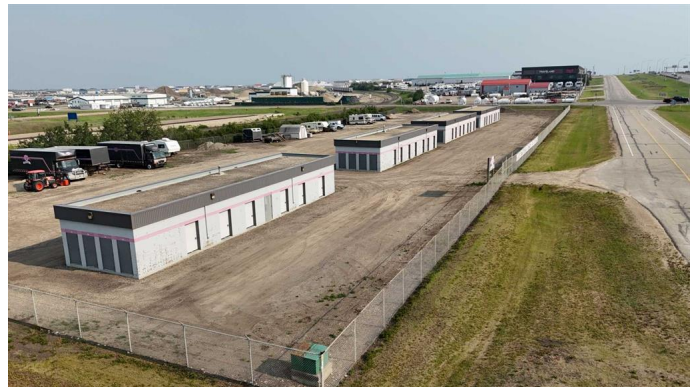
0 Bedroom, 0.00 Bathroom,
Commercial on 2.48 Acres

Crossroads South, Rural Grande Prairie No. 1,
County of, Alberta

Here's your opportunity to own a solid commercial property featuring 4 SELF-STORAGE buildings on 2.48 acres, zoned RM-2. Conveniently located just north on 100th Street, this property offers excellent exposure in the most prime high-traffic area, with potential for so much more than its intended use. Each of the four 1,600 sq. ft. concrete buildings offer 16 self-storage units. That's 64 total "dust, rodent, and weather-proof units, all equipped with in-floor heat and overhead doors. The gravel yard is fully fenced with barb wire top for security, plus extra-high reinforced steel fencing along the east side. Services include power and gas to the property, giving you the infrastructure needed to maintain and grow efficient operations. Whether you're expanding your investment portfolio or diving into your first commercial venture, this is a turn-key opportunity! ALL OFFERS WILL BE SUBJECT TO COUNTY SUBDIVISION APPROVAL. Note: Property tax amount will be determined upon subdivision approval. Call your Commercial agent today to arrange your viewing!

Built in 1995

Essential Information



MLS® #	A2236805
Price	\$1,999,900
Bathrooms	0.00
Acres	2.48
Year Built	1995
Type	Commercial
Sub-Type	Industrial
Status	Active

Community Information

Address	15825 100 Street
Subdivision	Crossroads South
City	Rural Grande Prairie No. 1, County of
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T8V 7C3

Interior

Heating	In Floor
---------	----------

Exterior

Lot Description	Low Maintenance Landscape
Roof	Tar/Gravel
Construction	Concrete, Metal Siding

Additional Information

Date Listed	July 7th, 2025
Days on Market	136
Zoning	RM-2

Listing Details

Listing Office	Grassroots Realty Group Ltd.
----------------	------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.