

**12309 100 Street  
Grande Prairie, Alberta****MLS # A2221786****\$2,500,000****Division:** Central Business District**Type:** Mixed Use**Bus. Type:** -**Sale/Lease:** For Sale**Bldg. Name:** -**Bus. Name:** -**Size:** 7,402 sq.ft.**Zoning:** CA**Heating:** -**Addl. Cost:** -**Floors:** -**Based on Year:** -**Roof:** -**Utilities:** -**Exterior:** -**Parking:** -**Water:** -**Lot Size:** -**Sewer:** -**Lot Feat:** -**Inclusions:** AS IS except tenant belongings. Some equipment and furnishings are negotiable.

A rare opportunity. This property is gainfully leased and has room for future development. The north portion of the property has room for an additional strip mall or additional building. This is an extremely high traffic area with Anchors such as the Canadian Super Store, Wendy's, Tim Horton's and several other traffic-generating businesses. This property consists of 5 Commercial lots with the building and parking taking up about half of that. Call a Commercial REALTOR for a private showing. Lease information available upon request.