

**10512 100 Avenue
Grande Prairie, Alberta**

MLS # A2224316



\$14 per sq.ft.

Division: College Park

Type: Retail

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 8,354 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

This is a prime opportunity to acquire approximately 8,500 SF building on a major arterial road. Featuring excellent access, high visibility, flexible zoning, and ample parking - including an adjacent lot with 71 spaces - this property is well - suited for any type of business. Previously operating as a restaurant and bar, it is situated in a desirable location near popular spots like Tim Hortons, The Keg Steakhouse and Bar, and KFC, as well as two busy hotels. Additionally, it is just one block from Northwest Polytechnic in the College Park Subdivision. Properties like this are rarely available, so act fast. For Leasing please contact your Commercial Realtor today for more information and to schedule a viewing. This property is also available for Sale. See MLS listing A2159381