



11034 100 Street **Grande Prairie, Alberta**

n/a

MLS # A2112344



\$727,000

Division: Avondale Mixed Use Type: **Bus. Type:** Sale/Lease: For Sale Bldg. Name: -Bus. Name: Size: 8,961 sq.ft. Zoning: CA

Heating: Addl. Cost: Forced Air, Radiant Floors: **Based on Year: Utilities:** Roof: **Exterior:** Parking: Water: 0.17 Acre Lot Size: Sewer: Lot Feat: Inclusions:

This is an excellent high-traffic retail/mixed-use location, situated on 100 Street in Grande Prairie. Located near Home Hardware, Giant Tiger, and many others this location is a turn-key retail space offering 10,595 square feet with an overhead door at the rear into a large warehouse space for shipping and receiving that offers plenty of storage. All of this with great exposure and parking directly out the front door. For anyone looking for a high-traffic retail location with incredible neighbors at an affordable price, this is a must see. There is currently a stable long-term tenant upstairs leasing 2,445 square feet. Call the listing Realtor© for more information or to book a showing today. This property is also available for lease. (MLS: A2112344, \$9.72 PSF plus NNN)