



## 10012 100 Avenue **Grande Prairie, Alberta**

MLS # A2158828



## **\$8,500 per month**

Central Business District

Lot Size:

Lot Feat:

Retail Type: **Bus. Type:** Sale/Lease: For Lease Bldg. Name: -Bus. Name: Size: 13,650 sq.ft. Zoning: Addl. Cost: Based on Year: **Utilities:** Parking:

0.35 Acre

Inclusions:

**Heating:** 

Floors:

Roof:

**Exterior:** 

Water:

Sewer:

n/a

Forced Air

Introducing a gem of a property nestled in the heart of downtown Grande Prairie. With a sprawling 13,650 square feet of versatile space on the main floor, the iconic property is ideal for anyone looking for a large footprint that won't break the bank. This well-maintained building received a modern upgrade in 2010, featuring new windows that enhance both aesthetics and energy efficiency. Whether you're an established enterprise looking to expand or a newcomer seeking a high-visibility location, this building is poised to bring your vision to life. Beyond the impressive square footage, the property offers a substantial basement area with ample storage, and rooftop air conditioning. Boasting modern amenities, ample parking, and a strategic location in the city of Grande Prairie. This property is tailor-made for any retail, office, or restaurant setting offering maximum visibility and solid foot traffic. The building is also being offered for sale, MLS: A2157306. To book a showing or request more information, please contact your local Commercial Realtor®.

Division: