

**10012 100 Avenue
Grande Prairie, Alberta**

MLS # A2158828

\$8,500 per month



Division: Central Business District

Type: Retail

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 13,650 sq.ft.

Zoning: CC

Heating: Forced Air

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 0.35 Acre

Sewer: -

Lot Feat: -

Inclusions: n/a

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®.