

**11034 100 Street
Grande Prairie, Alberta**

MLS # A2112344



\$797,000

Division: Avondale

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 10,595 sq.ft.

Zoning: CA

Heating: Forced Air, Radiant

Floors: -

Roof: -

Exterior: -

Water: -

Sewer: -

Inclusions: n/a

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: 0.17 Acre

Lot Feat: -

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, \$12.47 PSF plus NNN)