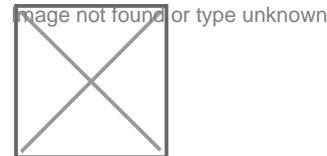


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 11034 100 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale





**Location**  
Grande Prairie, Alberta



**Listing ID:**  
27894


**MLS ID:**  
A2112344

**\$787,000**



 **CORD SPERO**  
 (780) 832-5880

 RE/MAX Grande Prairie  
 780-538-4747

 11034 100 Street , Grande Prairie , Alberta T8V 2N1

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 481
<b>Zoning</b> CA	<b>Subdivision</b> Avondale	<b>Year Built</b> 1972
<b>Structure Type</b> Mixed Use	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Mixed Use
<b>Legal Plan</b> 1565RS	<b>Building Area (Sq. Ft.)</b> 10595.00	<b>Building Area (Sq. M.)</b> 984.30
<b>Lot Size (Sq. Ft.)</b> 7416	<b>Lot Size (Acres)</b> 0.17	<b>Heating</b> Forced Air,Radiant
<b>Inclusions</b> n/a	<b>Restrictions</b> None Known	<b>Reports</b> None

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)

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