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## 11034 100 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**Grande Prairie, Alberta

Listing ID: 27894

MLS ID: A2112344

\$727,000



**△** CORD SPERO

**(780)** 832-5880

RE/MAX Grande Prairie

**2** 780-538-4747

r<u>P</u>ri

11034 100 Street , Grande Prairie , Alberta T8V 2N1

Transaction Type Title Days On Market

For Sale Fee Simple 605

ZoningSubdivisionYear BuiltCAAvondale1972

Structure Type Property Type Property Sub Type

Mixed Use Commercial Mixed Use

Legal Plan Building Area (Sq. Ft.) Building Area (Sq. M.)

1565RS 8961.00 832.50

Lot Size (Sq. Ft.) Lot Size (Acres) Heating

7416 0.17 Forced Air,Radiant

InclusionsRestrictionsReportsn/aNone KnownNone

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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