

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

\$727,000



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

 RE/MAX Grande Prairie
 780-538-4747

 11034 100 Street , Grande Prairie , Alberta T8V 2N1

Transaction Type For Sale	Title Fee Simple	Days On Market 546
Zoning CA	Subdivision Avondale	Year Built 1972
Structure Type Mixed Use	Property Type Commercial	Property Sub Type Mixed Use
Legal Plan 1565RS	Building Area (Sq. Ft.) 8961.00	Building Area (Sq. M.) 832.50
Lot Size (Sq. Ft.) 7416	Lot Size (Acres) 0.17	Heating Forced Air,Radiant
Inclusions n/a	Restrictions None Known	Reports 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)

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.