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## 10012 100 AVENUE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



**Location**  
Grande Prairie, Alberta

**Listing ID:**  
28495

**MLS ID:**  
A2158828

**\$8,500**



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

 RE/MAX Grande Prairie  
 780-538-4747

 10012 100 Avenue , Grande Prairie , Alberta T8V 0V3

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 633	<b>Lease Amount</b> 8500.00
<b>Lease Frequency</b> Annually	<b>Zoning</b> CC	<b>Subdivision</b> Central Business District
<b>Year Built</b> 1956	<b>Structure Type</b> Retail	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Retail	<b>Legal Plan</b> 1410AC	<b>Building Area (Sq. Ft.)</b> 13650.00
<b>Building Area (Sq. M.)</b> 1268.12	<b>Lot Size (Sq. Ft.)</b> 15311	<b>Lot Size (Acres)</b> 0.35
<b>Heating</b> Forced Air	<b>Inclusions</b> n/a	<b>Restrictions</b> None Known
<b>Reports</b> None		

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®.

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