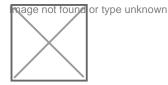


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## **12309 100 STREET FOR SALE**

Commercial Real Estate > Commercial Property for Sale



**Location**Grande Prairie, Alberta

Listing ID: 30618

**MLS ID:** A2221786

\$2,500,000



**△** PETER SHIELDS

**2** (780) 897-5478

**2** 780-513-4444

r<u>P</u>ri

12309 100 Street , Grande Prairie , Alberta T8V 4H1

**Transaction Type** 

For Sale

**Days On Market** 

**Zoning** CA

66

Subdivision

Central Business District

**Building Type**Free-Standing

Year Built 2025

**Structure Type** 

None

Property Type Commercial **Property Sub Type** 

Mixed Use

Legal Plan 20181KS Building Area (Sq. Ft.)

Building Area (Sq. M.)

687.66

Inclusions

AS IS except tenant belongings. Some equipment and furnishings are

negotiable.

Restrictions
None Known

7402.00

Reports None

A rare opportunity. This property is gainfully leased and has room for future development. The north portion of the property has room for an additional strip mall or additional building. This is an extremely high traffic area with Anchors such as the Canadian Super Store, Wendy's, Tim Horton's and several other traffic-generating businesses. This property consists of 5 Commercial lots with the building and parking taking up about half of that. Call a Commercial REALTOR for a private showing. Lease information available upon request.

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