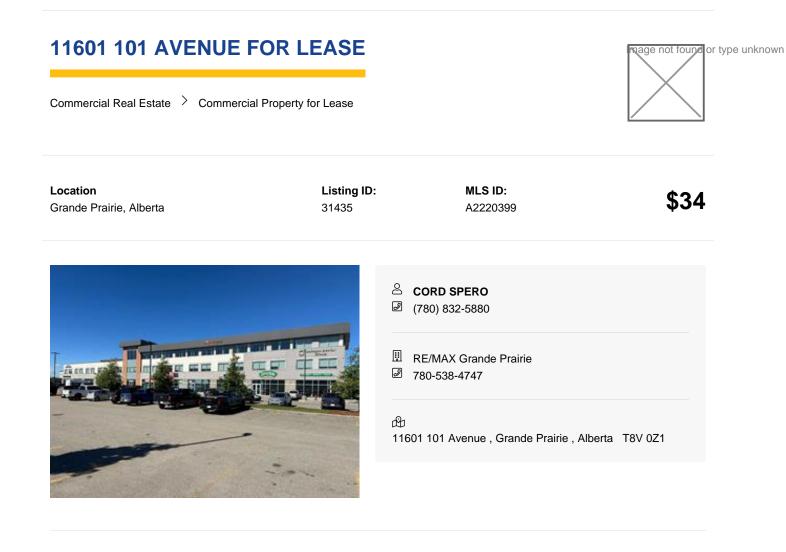


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Transaction Type	Title	Days On Market
For Lease	Fee Simple	4
Lease Amount	Lease Frequency	Zoning
34.00	Annually	CA - Arterial Commercial
Subdivision	Year Built	Structure Type
Westgate	2014	Office
Property Type	Property Sub Type	Legal Plan
Commercial	Mixed Use	0921877
Building Area (Sq. Ft.)	Building Area (Sq. M.)	Inclusions
1550.00	144.00	n/a
Restrictions None Known	Reports None	

Prime 1,550 sq. ft. ground floor retail space located at the high-traffic corner of 100 Avenue (Highway 43) and 116 Street on Grande Prairie's growing west side. This exceptional location offers outstanding visibility and exposure, directly across from major anchors including Costco, Canadian Tire, McDonald's, the Delta Hotel, and more. The professionally managed building features ample onsite parking and a dedicated private entrance, making it an ideal space for businesses seeking both accessibility and a polished presence. Surrounded by medium- and high-density residential developments, this area benefits from steady foot and vehicle traffic throughout the day. Don't miss this opportunity to establish your business in one of the city's busiest and most recognizable commercial hubs. Contact your Commercial Realtor® today to arrange a viewing.

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