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9902 120 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Grande Prairie, Alberta

Listing ID:
32908

MLS ID:
A2268114

\$6,750,000



CORD SPERO
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RE/MAX Grande Prairie
 780-538-4747

9902 120 Street , Grande Prairie , Alberta T8W 0C7

Transaction Type	Days On Market	Zoning
For Sale	88	CA
Subdivision	Year Built	Structure Type
Vision West Business Park	2010	Retail
Property Type	Property Sub Type	Legal Plan
Commercial	Retail	1025674
Building Area (Sq. Ft.)	Building Area (Sq. M.)	Lot Size (Sq. Ft.)
31549.00	2930.97	153331
Lot Size (Acres)	Inclusions	Restrictions
3.52	n/a	None Known

Reports
None

Situated in one of Grande Prairie's strongest retail areas, this 3.52-acre Arterial Commercial (CA) site offers exceptional visibility along 100 Avenue and features a 31,549 sq. ft. building (28,800 sq. ft. footprint) built in 2012, supported by approximately 88 parking stalls. Surrounded by national and regional tenants along a major east-west commercial corridor, the property benefits from high daily traffic and steady activity from a regional catchment of roughly 300,000 people extending into northern British Columbia. This is a prime opportunity for high-exposure retail or service-commercial use, with the property also available for lease at \$20 PSF.

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