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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**
 (780) 832-5880

 RE/MAX Grande Prairie
 780-538-4747

 9902 120 Street , Grande Prairie , Alberta T8W 0C7

Transaction Type For Sale	Days On Market 149	Zoning CA
Subdivision Vision West Business Park	Year Built 2010	Structure Type Retail
Property Type Commercial	Property Sub Type Retail	Legal Plan 1025674
Building Area (Sq. Ft.) 28427.00	Building Area (Sq. M.) 2640.93	Lot Size (Sq. Ft.) 153331
Lot Size (Acres) 3.52	Inclusions n/a	Restrictions 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 28,427 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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