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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

88

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.)

31549.00

Building Area (Sq. M.)

2930.97

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 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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