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13313 100 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Grande Prairie, Alberta



Listing ID:
34732


MLS ID:
A2297490

\$5,500,000



 **CORD SPERO**
 (780) 832-5880

 RE/MAX Grande Prairie
 780-538-4747

 13313 100 Street , Grande Prairie , Alberta T8V 4H4

Transaction Type For Sale	Title Fee Simple	Days On Market 63
Zoning CA	Subdivision NONE	Year Built 1988
Structure Type Warehouse	Property Type Commercial	Property Sub Type Retail
Legal Plan 4523TR	Building Area (Sq. Ft.) 34280.00	Building Area (Sq. M.) 3184.69
Lot Size (Sq. Ft.) 192535	Lot Size (Acres) 4.42	Inclusions n/a
Restrictions None Known	Reports None	

Positioned along one of Grande Prairie's busiest commercial corridors just off Highway 43, this 4.43-acre Arterial Commercial (CA) zoned site offers exceptional visibility along 100 Street, directly across from the new Trader Ridge retail development. The property features a total of 34,280 SF across five buildings constructed in various phases, complemented by ample on-site parking and a secure fenced compound. The main building has a footprint of 15,652 SF, comprising a mix of showroom, warehouse, and point-of-sale space, with an additional 952 SF of office mezzanine. The property is surrounded by a strong mix of national and regional tenants. This location benefits from high daily traffic volumes and consistent activity, driven by a regional trade area of approximately 300,000 people extending into northern British Columbia. An outstanding opportunity for retail, warehouse, or service-commercial users seeking scale, exposure, and flexibility—call your Commercial Realtor® today for more information.

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