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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**  
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 RE/MAX Grande Prairie  
 780-538-4747

  
13313 100 Street , Grande Prairie , Alberta T8V 4H4

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