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10508 100 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Grande Prairie, Alberta



Listing ID:
35077

MLS ID:
A2307029

\$1,350,000



 **GREG SHILLINGTON**
 (780) 832-2922

 Grassroots Realty Group Ltd.
 1-833-477-6687

 10508 100 Avenue , Grande Prairie , Alberta T8V 0V9

Transaction Type For Sale	Zoning CA	Subdivision College Park
Year Built 2006	Structure Type Mixed Use	Property Type Commercial
Property Sub Type Retail	Legal Plan 2032BQ	Building Area (Sq. Ft.) 8500.00
Building Area (Sq. M.) 789.67	Lot Size (Sq. Ft.) 16800	Lot Size (Acres) 0.39
Inclusions N/A	Restrictions None Known	Reports Other Documents

This is a prime opportunity to acquire a versatile 8,500 SF building on a major arterial road. Featuring excellent access, high visibility, flexible zoning, and ample parking - including an adjacent lot with 71 spaces - this property is well situated for any type of business. Previously operating as a restaurant and bar, it is situated in a desirable location near popular spots like Tim Hortons, The Keg Steakhouse and Bar, and KFC, as well as two busy hotels. Additionally, it is just one block from Northwestern Polytechnic in the college park subdivision. Properties like this are rarely available, so act fast. Contact your commercial realtor today for more information or to schedule a viewing.

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