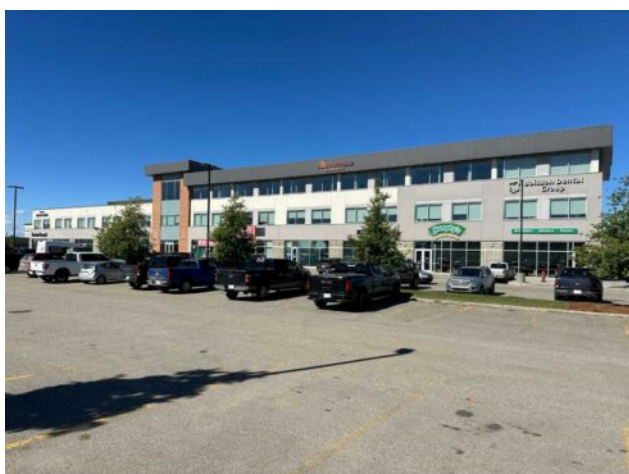


11601 101 Avenue
Grande Prairie, Alberta

MLS # A2220399



\$34 per sq.ft.

Division: Westgate

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 1,550 sq.ft.

Zoning: CA - Arterial Commercial

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: n/a

Prime 1,550 sq. ft. ground floor retail space located at the high-traffic corner of 100 Avenue (Highway 43) and 116 Street on Grande Prairie's growing west side. This exceptional location offers outstanding visibility and exposure, directly across from major anchors including Costco, Canadian Tire, McDonald's, the Delta Hotel, and more. The professionally managed building features ample on-site parking and a dedicated private entrance, making it an ideal space for businesses seeking both accessibility and a polished presence. Surrounded by medium- and high-density residential developments, this area benefits from steady foot and vehicle traffic throughout the day. Don't miss this opportunity to establish your business in one of the city's busiest and most recognizable commercial hubs. Contact your Commercial Realtor today to arrange a viewing.