

10518 100 Avenue  
Grande Prairie, Alberta

MLS # GP131765

## \$3,190,000



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<b>Division:</b>	College Park
<b>Type:</b>	Office, Retail
<b>Sale/Lease:</b>	Sale
<b>Size:</b>	12,850 sq.ft.
<b>Age:</b>	2018 (1 yrs old)
<b>Possession:</b>	Negotiable
<b>Security:</b>	-
<b>Utilities:</b>	Electric-3 Phase, Telephone

<b>Heating:</b>	-	<b>Taxes:</b>	\$ 62,028
<b>Floors:</b>	-	<b>Condo Fee:</b>	-
<b>Roof:</b>	-	<b>Lot Fee:</b>	-
<b>Exterior:</b>	-	<b>Maintenance Fee:</b>	-
<b>Water:</b>	-		
<b>Sewer:</b>	-		
<b>SiteInflu.</b>	-		
<b>Inclusions:</b>	-		

Great opportunity to purchase 12,850 square feet located on 100th avenue with great exposure. This versatile commercial space has both office and retail space that shows real pride in ownership. The former GP Brewing tasting room has incredible upgrades that make this an amazing opportunity. Located directly beside the Keg Steakhouse and close to the Grande Prairie Regional College. This building has a ton of potential.