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9902 120 Street **Grande Prairie, Alberta**

MLS # A2268114



\$6,750,000

Division: Vision West Business Park Retail Type: **Bus. Type:** Sale/Lease: For Sale Bldg. Name: -Bus. Name: Size: 31,549 sq.ft. Zoning: CA Addl. Cost: **Based on Year:**

Floors: Roof: **Utilities: Exterior:** Parking: Water: Lot Size: 3.52 Acres Sewer: Lot Feat:

Inclusions:

n/a

Situated in one of Grande Prairie's strongest retail areas, this 3.52-acre Arterial Commercial (CA) site offers exceptional visibility along 100 Avenue and features a 31,549 sq. ft. building (28,800 sq. ft. footprint) built in 2012, supported by approximately 88 parking stalls. Surrounded by national and regional tenants along a major east– west commercial corridor, the property benefits from high daily traffic and steady activity from a regional catchment of roughly 300,000 people extending into northern British Columbia. This is a prime opportunity for high-exposure retail or service-commercial use, with the property also available for lease at \$20 PSF.