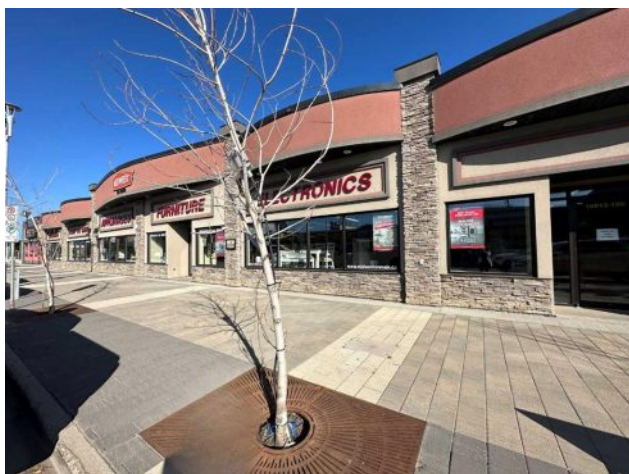


10012 100 Avenue
Grande Prairie, Alberta

MLS # A2080860



\$1,250,000

Division: Central Business District

Type: Retail

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 13,650 sq.ft.

Zoning: CC

Heating: Forced Air

Floors: -

Roof: -

Exterior: -

Water: -

Sewer: -

Inclusions: n/a

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: 0.35 Acre

Lot Feat: -

Introducing a gem of a property nestled in the heart of downtown Grande Prairie. With a sprawling 13,650 square feet of versatile space on the main floor, this iconic property is ideal for anyone looking for a large footprint that won't break the bank. This well-maintained building received a modern upgrade in 2010, featuring new windows that enhance both aesthetics and energy efficiency. Whether you're an established enterprise looking to expand or a newcomer seeking a high-visibility location, this iconic building is poised to bring your vision to life. Beyond its impressive square footage, the property offers a substantial basement area, providing ample storage and rooftop air conditioning. Boasting modern amenities, ample parking, and a strategic location in a thriving city, this property is tailor-made for retailers, offices, restaurants, and more. With maximum visibility and foot traffic, your venture is set for success in this urban setting. The owner is open to a leasing option at \$12 PSF plus NNN. To book a showing or request more information, please contact your local Commercial Realtor®.