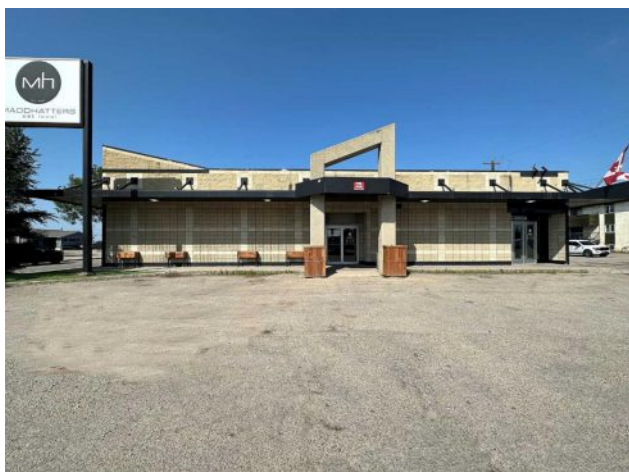


10512 100 Avenue  
Grande Prairie, Alberta

MLS # A2096597



## \$22 per sq.ft.

Division: College Park

Type: Retail

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 8,500 sq.ft.

Zoning: CA

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 0.39 Acre

Sewer: -

Lot Feat: -

Inclusions: n/a

This is an incredible opportunity to lease an extremely versatile 8,500 SF building situated on a major arterial road. The property offers great access, with phenomenal exposure and ample parking as it is being sold with the adjacent parking lot which combines for a total of 71 parking stalls. This prominent and highly desired property is ideal for any type of business, it is centrally located among popular establishments such as Tim Hortons, The Keg Steakhouse and Bar, and KFC. Additionally, it is one block from the Northwestern Polytechnic, situated in the College Park subdivision. For any business looking to lease, locations like this simply do not come along every day. Call your Commercial Realtor&copy; today for more information or to schedule a showing. This property is also available for sale, MLS: A2062993.