

11401 100 Avenue  
Grande Prairie, Alberta

MLS # A2173964



**\$25 per sq.ft.**

**Division:** Richmond Industrial Park

**Type:** Mixed Use

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 5,000 sq.ft.

**Zoning:** CA

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** 4.20 Acres

**Sewer:** -

**Lot Feat:** -

**Inclusions:** n/a

Are you looking for the perfect location to grow your business? This prime commercial retail space offers up to 5,000 sq ft of customizable space to suit your unique needs. Situated along the highly trafficked Hwy 43, this property guarantees excellent visibility and accessibility, ideal for drawing both local customers and highway travelers. Features: Flexible floor plans and build-to-suit options allow you to tailor the space to your business requirements. High-visibility location, on a main corridor with substantial daily traffic; ample parking space for customers and staff. Modern infrastructure and utilities are ready for immediate build-out; proximity to neighboring businesses and amenities, creating a strong retail synergy. Whether expanding or starting a new venture, this versatile space offers the perfect combination of location and customization. Take advantage of this opportunity to secure a top spot for your business! Book your showing today!