



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
OUELLETTE
ASSOCIATE

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11034 100 Street
Grande Prairie, Alberta

MLS # A2112344



\$787,000

Heating:	Forced Air, Radiant	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	0.17 Acre
Sewer:	-	Lot Feat:	-
Inclusions:	n/a		

This is an excellent high-traffic retail/mixed-use location, situated on 100 Street in Grande Prairie. Located near Home Hardware, Giant Tiger, and many others this location is a turn-key retail space offering 10,595 square feet with an overhead door at the rear into a large warehouse space for shipping and receiving that offers plenty of storage. All of this with great exposure and parking directly out the front door. For anyone looking for a high-traffic retail location with incredible neighbors at an affordable price, this is a must see. There is currently a stable long-term tenant upstairs leasing 2,445 square feet. Call the listing Realtor© for more information or to book a showing today. This property is also available for lease. (MLS: A2112344, \$9.72 PSF plus NNN)