

# \$787,000 - 11034 100 Street, Grande Prairie

MLS® #A2112344

**\$787,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.17 Acres

Avondale., Grande Prairie, Alberta

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)

Built in 1972

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2112344   |
| Price      | \$787,000  |
| Bathrooms  | 0.00       |
| Acres      | 0.17       |
| Year Built | 1972       |
| Type       | Commercial |
| Sub-Type   | Mixed Use  |
| Status     | Active     |

## Community Information



|             |                  |
|-------------|------------------|
| Address     | 11034 100 Street |
| Subdivision | Avondale.        |
| City        | Grande Prairie   |
| County      | Grande Prairie   |
| Province    | Alberta          |
| Postal Code | T8V 2N1          |

### Interior

|         |                     |
|---------|---------------------|
| Heating | Forced Air, Radiant |
|---------|---------------------|

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | March 5th, 2024 |
| Days on Market | 519             |
| Zoning         | CA              |

### Listing Details

|                |                       |
|----------------|-----------------------|
| Listing Office | RE/MAX Grande Prairie |
|----------------|-----------------------|

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