

# \$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	536
Zoning	CA

### Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.