



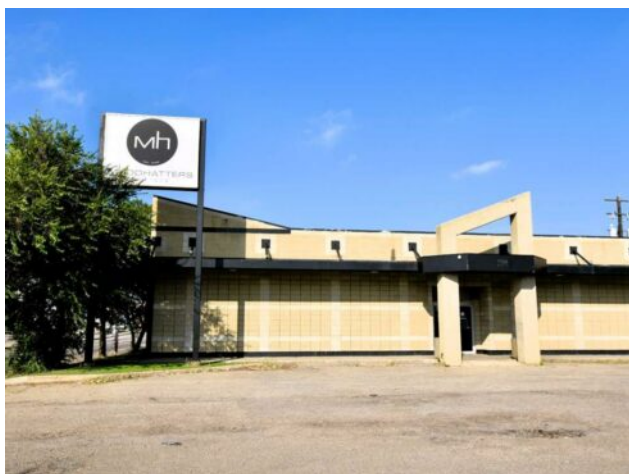
**GRASSROOTS**  
REALTY GROUP

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10512 100 Avenue  
Grande Prairie, Alberta

MLS # A2250599



**\$1,750,000**

**Division:** College Park

**Type:** Retail

**Bus. Type:** -

**Sale/Lease:** For Sale

**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 a prime opportunity to acquire a versatile 8,500 SF building on a major arterial road. Featuring excellent access, high visibility, flexible zoning, and ample parking - including an adjacent lot with 71 spaces - this property is well situated for any type of business. Previously operating as a restaurant and bar, it is situated in a desirable location near popular spots like Tim Hortons, The Keg Steakhouse and Bar, and KFC, as well as two busy hotels. Additionally, it is just one block from Northwestern Polytechnic in the college park subdivision. Properties like this are rarely available, so act fast. Contact your commercial realtor today for more information or to schedule a viewing.