



GRASSROOTS
REALTY GROUP

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9902 120 Street
Grande Prairie, Alberta

MLS # A2268114



\$6,750,000

Division: Vision West Business Park

Type: Retail

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 31,549 sq.ft.

Zoning: CA

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 3.52 Acres

Sewer: -

Lot Feat: -

Inclusions: n/a

Situated in one of Grande Prairie's strongest retail areas, this 3.52-acre Arterial Commercial (CA) site offers exceptional visibility along 100 Avenue and features a 31,549 sq. ft. building (28,800 sq. ft. footprint) built in 2012, supported by approximately 88 parking stalls. Surrounded by national and regional tenants along a major east-west commercial corridor, the property benefits from high daily traffic and steady activity from a regional catchment of roughly 300,000 people extending into northern British Columbia. This is a prime opportunity for high-exposure retail or service-commercial use, with the property also available for lease at \$20 PSF.