



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

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.